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SAN FRANCISCO
CITY PLANNING COMMISSION

Minutes of the Regular Meeting held Thursday, January 7, 1971.

The City Planning Commission met pursuant to notice on Thursday, January 7, 1971, at 1:30 P.M. in the Meeting Room at 100 Larkin Street.

PRESENT: Walter S. Newman, President; Mortimer Fleishhacker, Thomas J. Mellon, Mrs. Charles B. Porter, John Ritchie and Hector E. Rueda, members of the City Planning Commission.

ABSENT: John D. Crowley, member of the City Planning Commission.

The staff of the Department of City Planning was represented by Allan B. Jacobs, Director of Planning; Edward I. Murphy, Assistant Director of Planning; R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator); Robert Passmore, Planner V (Zoning); Ralph Mead, Planner IV (Zoning); Daniel Sullivan, Planner III (Zoning); and Lynn E. Pio, Secretary.

Donald Canter represented the San Francisco Examiner; Bill Workman represented the San Francisco Chronicle.

APPROVAL OF MINUTES

It was moved by Commissioner Rueda, seconded by Commissioner Porter, and carried unanimously that the minutes of the meetings of December 3 and 17, 1970, be approved as submitted.

CURRENT MATTERS

Allan B. Jacobs, Director of Planning, requested Commissioners Fleishhacker, Newman and Porter to attend a Committee meeting next Thursday, January 14, at 1:30 P.M.

The Director advised the Commission that he had received a copy of a letter sent by the Director of Public Works to the Chief Administrative Officer advising that federal funding for the three existing FACE areas will be exhausted by the end of February, 1971, unless the 5th Amendatory Application for additional funds, which was submitted in May, 1970, is approved by HUD in the very near future. The Director indicated that he was confident that the funds would be approved, but at a dangerously late date.

At the request of President Newman, the Secretary read letters which had been received from the Clerk of the Board of Supervisors requesting the Commission to review and make recommendations on a report issued by the Potrero Hill Residents and Homeowners Council which contained

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recommendations for improvement of several potential areas along the waterfront between the intersection of Channel & Seventh Streets and the Islais Creek Channel to provide public access to the water. Other letters requested the Commission to act as quickly as possible to adopt a set of urban design principles and guidelines based on the Urban Design Study.

REVIEW OF APPLICATION FOR BILLBOARD ON CONDITIONAL USE PARKING LOT SITE; NORTHEAST CORNER OF WASHINGTON AND KEARNY STREETS.

Robert Passmore, Planner V (Zoning), reported on this matter as follows:

"Scheduled for your review is Sign Permit Application No. 391034 filed by Foster & Kleiser Co. for a billboard at the northeast corner of Washington and Kearny Streets. This review is scheduled because the subject site is a parking lot authorized as a conditional use in 1968 subject to development and operation conditions which include that prior to filing for grading permits final plans for landscaping and signs shall have been approved by the Department of City Planning consistent with the preliminary site plan reviewed at the Commission hearing, and in accordance with the objective of creating amenities on the subject property for the benefit of the subject property and owners and users of surrounding properties.

"The billboard, which would be placed against a blank building wall along the north side of the existing parking lot, was not shown on the preliminary plans reviewed at the Commission hearing, nor was it shown on final landscaping plans and parking lot identification sign plans approved prior to the construction of the parking lot. The proposed billboard would be 48 feet long by 16 feet high; the top of the billboard would be approximately 36 feet above grade. The billboard is designed primarily to be viewed by motorists on Kearny Street, a one-way street northbound; the billboard would have limited visibility to motorists on Washington Street, a one-way street westbound. Visibility of the billboard from Kearny Street will be limited in the future by the overhead bridge to be constructed between the Chinese Cultural and Trade Center on the southeast corner of the intersection of Kearny and Washington Streets and Portsmouth Square on the southwest corner of the same intersection. The billboard would be highly visible from both the Culture and Trade Center and Portsmouth Square.

"The subject site is zoned C-2 and is immediately north of the C-3-0 Downtown Office district. General advertising signs (billboards) are a permitted use in this district unless placed on properties subject to the discretion of the Planning Commission due to conditional use action as in the subject case. The subject site was originally occupied by the Palm Hotel, which had windows on both street frontages; thus the placement of a sign on the subject site having the dimensions of the proposed billboard has been made possible only through the demolition of the hotel and the creation of a blank building wall and parking

lot visible from Kearny Street.

"The Commission has the authority to approve or disapprove the subject Application No. 391034 for a billboard."

The Director recommended that the application for the billboard be disapproved. He stated that the billboard would seriously detract from the visual amenities of the intersection which is the site of two major public facilities, Portsmouth Square and the Chinese Cultural and Trade Center. He indicated that it was not the intention of the Commission in approving the parking lot to create a site usable for general advertising; and he stated that the approval of the parking had been based on plans submitted by the applicant at that time showing a development which would be compatible with Portsmouth Square and the Cultural and Trade Center. He further recommended that the Commission find that the proposal to construct a billboard on the subject conditional use parking lot would modify the preliminary plan reviewed by the Commission at the time it authorized the parking lot, and, thus, the authorization for a conditional use parking lot, to an extent which would require a new conditional use application pursuant to the provisions to the section 303 (e) of the City Planning Code.

The Director also read letters which had been received from M. Justin Herman, Executive Director of the San Francisco Redevelopment Agency and from Harold L. Moose, Jr., President of Justice Enterprises Inc., the owner of the Chinese Cultural and Trade Center property, in opposition to the subject application for a billboard.

Al Ried representing Advan Inc., stated that the parking business on the subject property had declined; and, therefore, the application for the billboard had been filed so that the operation of the parking lot could avoid economic hardship. He also remarked that it might be possible for the owners of the adjacent parcel of property to paint a garish sign on the blank wall of their building facing the subject site; and, under the circumstances, he felt that the proposed billboard would be more attractive.

Mr. Passmore remarked that it was questionable whether a painted sign would be allowed on the wall of the adjacent building. In any case, he had been advised by the City Attorney's office that the free-standing sign being requested by the applicant could not be permitted on the subject site unless a new conditional use permit were to be filed requesting modification of the previous authorization by the Commission.

Commissioner Fleishhacker remarked that the adjacent wall is not very attractive; and, he did not feel that a billboard which would not project above the roof line of the adjacent building would be any more unattractive than the existing wall. He also remarked that the conditional use parking lot had originally been proposed as a temporary use; and he expected that the billboard would be removed when the property is eventually developed.

Commissioner Ritchie inquired about the amount of rent which would be paid to the applicant if the billboard were to be constructed. Mr. Ried replied that the applicant receive about \$200 a month or \$2,400 a year for the sign.

After further discussion, it was moved by Commissioner Ritchie, seconded by Commissioner Fleishhacker, and carried unanimously that the permit application for a billboard on the subject property be disapproved because such a billboard could have been allowed only by a modification of the original conditional use authorization requiring public notice and public procedures for a new conditional use authorization.

CONSIDERATION OF PROPOSED WORK PROGRAM AND BUDGET FOR FISCAL YEAR 1971 - 72

The Director reviewed the proposed work program and budget in the amount of \$1,067,915; and he indicated that the proposals had already been reviewed and approved by the Budget Committee of the Commission consisting of Commissioners Newman, Fleishhacker, and Porter.

President Newman complimented the Director and his staff for the cooperation they had displayed in working with the Budget Committee of the Commission to arrive at a most stringent budget for the next fiscal year; and he urged the members of the Commission to use every means available to them to see that the proposed budget is approved intact by the Mayor and the Board of Supervisors since the Budget Committee of the Commission had already taken it upon itself to cut the budget which had originally been recommended by the Director of Planning.

After further discussion, it was moved by Commissioner Fleishhacker, seconded by Commissioner Porter, and carried unanimously that the work program and budget for the fiscal year 1971-72 be approved as submitted.

At 1:55 P.M. President Newman announced that the meeting was recessed. Members of the Commission then proceeded to Room 282, City Hall, and reconvened at 2:00 P.M. for the scheduled Zoning Hearing.

2:00 P.M. Room 282 - City Hall

ZM70.24 - Le Conte Avenue, Northeast Line, 225 feet southeast of Jennings. R-1 to an R-2 District. (Under advisement from meetings of October 1, and November 5, 1970).

CU70.71 - Le Conte Avenue, Northeast Line, 225 feet Southeast of Jennings Street. Request for construction of a 90-bed long term rehabilitation hospital to be constructed as an expansion of the Monte Vista Convalescent Hospital; in an R-2 District. (Under advisement from meetings of October 1, and November 5, 1970).

Generalissimo Chiang Kai-shek, in his address to the National Assembly, said that the Chinese people were determined to resist the Japanese aggression and to defend their country to the last drop of blood.

After the outbreak of the Sino-Japanese War, the Chinese people have been fighting a heroic and valiant struggle against the Japanese aggression. The Chinese people have shown a great courage and a great determination to resist the Japanese aggression and to defend their country to the last drop of blood.

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The Secretary read a letter which had been received from Jack A. Lowe, the applicant, stating that several unsuccessful attempts had been made to secure a staff meeting with the Bayview Model Cities agency to resolve any differences which they might feel pertinent to the construction to the proposed facility; and, therefore, he wished to withdraw the subject applications at the present time.

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), recommended that the applications be withdrawn without prejudice.

After discussion, it was moved by Commissioner Rueda, seconded by Commissioner Porter, and carried unanimously that Resolution No. 6665 be adopted and that approval be given to the withdrawal of application ZM70.24. Subsequently, it was moved by Commissioner Rueda, seconded by Commissioner Porter, and carried unanimously that Resolution No. 6676 be adopted and that approval be given to the withdrawal of application CU70.71.

CU71.2 - 601 Belvedere Street, southwest corner of 17th Street.

Request for an institutional recreation building for use by the Performing Arts Workshop in an R-2 District.

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), referred to land use and zoning maps to describe the subject property. He stated that the property is presently occupied by a former church building which has been converted to two dwelling units with 2 off-street parking spaces. The applicant, the Performing Arts Workshop, had requested permission to use the building for instruction in the performing arts.

Gloria Unti, Director of the Performing Arts Workshop, stated that the Workshop is a cultural organization which teaches children, teenagers and adults. She stated that the Workshop is presently located at the Buchanan Street Y.M.C.A.; and she indicated that children in the subject neighborhood would benefit from the Workshop's program.

Commissioner Fleishhacker requested a more detailed description of the activities of the Workshop.

Mrs. Unti stated that classes for small children usually last only one-half hour or one hour. Two-hour classes are held once a week for pre-teens; and teenage classes, consisting of approximately 15 to 20 people, meet three times a week. Two morning classes are held for adults with approximately 10 people participating; and two adult classes are also held in the evening with a varying number of participants. A fairly full program for both children and adults is scheduled on Saturday. Students of the Workshop often perform at schools and similar facilities; however, no performances would be held in the subject building because it is too small.

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Commissioner Ritchie asked about the scheduling of evening classes. Mrs. Unti replied that classes are held from 6:30 to 8:00 P.M. two nights a week.

Commissioner Ritchie then asked if the Workshop might pose any noise problems for the neighborhood. Mrs. Unti replied in the negative, indicating that the Workshop uses only recorded music; and, in fact, she believed that it would be necessary for the Workshop to soundproof the building to prevent noise from 17th Street from interfering with their activities.

Commissioner Rueda inquired about the hours of operation of the Workshop. Mrs. Unti stated that the office opens at 10:00 A.M.; yet, while two classes are scheduled to start at that hour, most of the activities are scheduled during afternoon hours and on Saturdays. She stated that the Workshop closes at 10:00 P.M.

President Newman asked why the Workshop had decided to move from its present premises. Mrs. Unti replied that the neighborhood where the Workshop is presently located is a difficult one in which to work; and she indicated that several students had been mugged or held up in that area.

President Newman asked if any of the residents of that neighborhood had complained about the activities of the Workshop. Mrs. Unti replied in the negative and stated that she believed that the residents of the area had been pleased to have the Workshop in their neighborhood.

President Newman then inquired about the maximum number of people who might be on the premises at any one time. Mrs. Unti responded that there would probably never be more than 15 students on the site at any one time.

Commissioner Porter asked if the program of the Workshop involves dancing; and, after Mrs. Unti had replied that improvisational dancing is the main form of art utilized by the Workshop, she asked if the dancing would not be accompanied by a great deal of noise. Mrs. Unti responded that noise created by movement or jumping would be disturbing only to people living above or below the rehearsal hall in the same building.

William K. Holsman, 4736 - 17th Street, stated that he has three teen-age children who had expressed an interest in participating in the activities of the Performing Arts Workshop in the future. He noted that 17th Street has a great deal of traffic noise; and, as a result, it might be necessary for the Workshop to soundproof the subject building in order to protect themselves from noise. He stated that he had tried to rent the subject building for the person owning the property after the building had been converted from church to residential use; and the only tenant who had

been found had been a member of a musical group which occasionally practiced on the premises, sometimes until 4:00 A.M. Since the residential space would be suitable only for a large group or a commune, he felt that use of the building by the Performing Arts Workshop would benefit the entire neighborhood. Therefore, he urged that the subject application be approved.

During the course of Mr. Holsman's statement, Commissioner Mellon arrived in the meeting room and assumed his seat at the Commission table.

Mrs. Blair Fuller stated that she had been participating in the program of the Performing Arts Workshop for quite a long time; and, she felt that the program being offered would benefit the subject neighborhood. She was not aware of any noise factor connected with the activities of the Workshop. She urged that the application be approved.

Glen S. Dee, 615 Belvedere Street, submitted a petition which had been signed by 75 residents of the subject neighborhood, including 49 homeowners, in opposition to the subject application. He stated that residents of the neighborhood were primarily concerned about parking problems in the area. While the subject building has a two-car garage, those parking spaces would not be adequate to serve the needs of the facility; and, while the application had stated that a nearby service station had offered 5 parking spaces for use by the Workshop, the operator of that station had stated that he would be prohibited from concluding such an agreement. Parking is prohibited on 17th Street between Belvedere and Clayton Streets during traffic rush hours; and, the church which had previously occupied the structure on the subject property had moved to a new neighborhood primarily because of the parking difficulties which it had experienced in the subject neighborhood.

Mr. Dee stated that residents of the neighborhood were also concerned about noise pollution. He stated that they were pleased that the church had been converted into a residence; and they hoped it would remain in residential use. Yet, even when the building is used for residential purposes, noise problems do develop because the high ceiling in the living room acts as an echo chamber, reverberating phonograph and other noises. He did not feel that the existing building would conform with the fire code as an assembly hall. Furthermore, he believed that the applicants had deliberately misrepresented their case by being deliberately vague and misleading. In spite of the fact that the applicants had stated that they had approval of the Haight-Ashbury Neighborhood Council, he believed that claim to be untrue. He wondered how many students attending the Workshop would actually live within walking distance of the subject site. In conclusion, he stated that the mailing list which had been used by the staff of the Department of City Planning to send notices to property owners in the area had contained 17 errors; and, thus, some individuals who might have wished to appear in opposition to the application were not present in the audience. He asked the people who were present in the audience opposing the subject application to stand; and a number of people responded.

January 1, 1971

Ministry of Regional Development

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Robert F. Streiff, 607 Belvedere Street, remarked that he lives next door to the subject property. Although the building is presently used for residential purposes, the noise created is terribly disturbing even though the tenants do not play their music loudly. Generally, however, the character of the neighborhood is quiet and residential; and, particularly in view of the parking congestion which already exists in the area, he was opposed to the proposal to change the nature of the use of the subject property.

Viola Eddington, 618 Belvedere Street, stated that she pays a premium rent for her house; and she indicated that she hopes to purchase property in the subject neighborhood in the future. She stated that she had lived in Oakland for 39 years until the character of her neighborhood was allowed to change; and, after her house had been ransacked, she had moved to San Francisco. She stated that residents of the subject neighborhood are working people who go to bed at 10:00 at night; and she did not feel that the Commission should change the character of the neighborhood by approving the subject application.

Anna Guth, Secretary of the Haight-Ashbury Merchants and Improvement Association, stated that her organization had discussed the application on Tuesday night. While they had wanted to support the proposal, they had found that the subject neighborhood would not be a suitable location for such a use.

Mrs. Theresa Heinze, 4637 - 17th Street, stated that she hoped that the pleasant residential character of the neighborhood could be preserved.

At this point in the proceedings, Commissioner Porter absented herself temporarily from the meeting room.

Ted Eden, an architect and a Board member of the Performing Arts Workshop, stated that the subject application had been discussed at a meeting of the Haight-Ashbury Neighborhood Council two weeks ago and had received unanimous approval. However, since that date, a great deal of gerrymandering had taken place and petitions had been circulated in the neighborhood soliciting signatures from people who were not familiar with the Workshop's proposal. He confirmed that the noise generated on 17th Street would have a more detrimental effect on the activities of the Workshop than the noise generated by those activities would have on the neighborhood; and since the program of the Workshop is concerned primarily with teenagers and pre-teens who do not drive cars, he did not feel that the Workshop would contribute substantially to parking congestion in the area. In fact, the Workshop had selected the subject site because of its proximity to public transit. As an architect, he could not think of anything more grotesque than turning a civic building into a private residence; and he felt that the Workshop would be a more appropriate use for the building. He was confident that the Workshop would actually increase the value of the neighborhood; and therefore, urged that the application be approved.

Robert T. Smith, 123 University Street, Newark, New Jersey, has been elected to the position of Secretary of the American Society for the Study of the Problems of the Nervous System. He is a graduate of the University of California, Berkeley, and has been active in the study of the nervous system for many years. He is currently a research fellow at the University of California, Berkeley, and is expected to complete his Ph.D. thesis in the near future.

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Dave Jenkins, a resident of the neighborhood for 24 years, felt that the Workshop would contribute towards making the neighborhood a delightful place in which to live. He stated that his daughter had participated in the program of the Workshop; and, as a result, he was familiar with the extraordinary things which the Workshop had accomplished for young people in the North Beach and other areas of the city. He did not feel that the Workshop would cause parking problems in the area; and he believed that it would serve to combat delinquency in the neighborhood. He urged the Commission to give favorable consideration to the application.

The Secretary called attention to a number of letters which he received in opposition to the subject application.

President Newman again requested members of the audience who were present in opposition to the application to stand.

Mr. Holsman stated that he was confident that an equal number of people could be found to support the application if the Commission were to take the matter under advisement.

President Newman asked if Mr. Holsman meant to suggest that there were other residents of the neighborhood who might be in favor of the application and not just students or other supporters of the Workshop from the community at large. Mr. Holsman replied in the affirmative and stated that he had recently attended a party in the neighborhood where twenty of the guests, all of them parents, had indicated their support of the application.

Mr. Jenkins stated that he, also, would like to have an opportunity to encourage his friends and neighbors to appear before the Commission in support of the application.

Mr. Steele recommended that the subject application be disapproved. As the Staff of the Department of City Planning understood it, the program of the Workshop had valuable and unique characteristics; however, the subject location did not seem to be appropriate for such a use. While the property carries a restriction which specifies that the building cannot be used again as a church, the property lacks the attributes necessary to make uses, such as the one presently being proposed, compatible with the neighborhood. While the property is surrounded by a reasonable number of curbside parking spaces, only two parking spaces are available on the site itself; and, given the fact that the neighborhood is already deficient in parking space, the adult classes which would be held by the Workshop would undoubtedly create additional parking congestion in the area. Furthermore, since the building covers one-hundred per cent of its site, no open space is available to buffer noises which might be created within the building. Although the activities of the Workshop would be conducted primarily for the residents of the Haight-Ashbury neighborhood, residents of other neighborhoods would still be drawn to the facility to participate in classes

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or to attend small performances on the site. He noted that the subject site is served by only one Municipal Railway line; and, although he had no specific site to recommend, he felt that the facility would be better located on a thoroughfare such as Haight Street where four Municipal Railway lines would be available to youths participating in the program of the Workshop. After distributing copies of a draft resolution of disapproval which he had prepared for consideration by the Commission, he recommended its adoption.

Commissioner Ritchie asked if the property would be owned by the Performing Arts Workshop. Mr. Eden replied in the affirmative.

Commissioner Fleishhacker asked if he were correct in his understanding that the applicant could not request permission for the same use on the same site for a period of one year if the subject application were to be disapproved. Mr. Steele replied in the affirmative.

Commissioner Fleishhacker stated that he was interested in the statements which had been made by Mr. Holsman and Mr. Jenkins to the effect that other residents of the subject neighborhood could be encouraged to appear in support of the application if the matter were to be taken under advisement; and, therefore, he moved that the application be taken under advisement until the meeting of February 4. The motion was seconded by Commissioner Rueda.

Commissioner Ritchie asked if property owners in the neighborhood had been sent written notices of the hearing. Mr. Steele replied that all property owners within a three-hundred foot radius of the subject site had received written notices of the hearing. In addition, notices of the hearing had been posted on utility poles in the area.

Commissioner Ritchie emphasized that his principal concern in taking the matter under advisement would be to determine whether other residents of the neighborhood are in favor of the application; he did not wish the postponement to be used to encourage people from other parts of the city to attend the Commission's next meeting. The other members of the Commission agreed.

Commissioner Rueda remarked that there are very few places for young people to go in the city for cultural advancement; and, under the circumstances, he felt that people should be willing to encourage the development of constructive cultural programs even when some discomfort for residents of the immediate neighborhood might be involved.

At this point in the proceedings, Commissioner Porter returned to the meeting room and resumed her seat at the Commission table.

When the question was called, the Commission voted unanimously to take the subject application under advisement until the meeting of February 4, 1971.

CU71.3 - 3400 California Street, northwest corner of Laurel Street. Request for professional office, a total of four medical suites, in an existing building in an R-4 District.

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), referred to land use and zoning maps to describe the subject property. He stated that the applicant had proposed to remodel the existing building into four medical office suites which would have a total floor area of 4,771 square feet. Based on the City Planning Code requirement of one parking space for each 300 square feet of office floor area, the proposed facility would be required to have 16 off-street parking spaces; however, only 6 off-street spaces would be available on the site.

John Gardenal, attorney for the applicant, stated that his client had received assurance from his real estate broker that the subject property could be used for medical offices; and, based on those assurances, he had proceeded to demolish the interior of the building. Demolition had proceeded to the point where only the four walls of the building were left standing when a Close and Desist Order was received from the Department of City Planning; and, at that time, the subject conditional use application was filed. Mr. Gardenal noted that the subject property is located across the street from the Laurel Village Shopping Center and the Fireman's Fund Insurance Company and within a short distance of the Children's and Hahnemann Hospital complexes; and, as a result, he believed that the proposed use of the subject property would be compatible with the neighborhood. Furthermore, since the property is located on a corner, the proposed medical office building would serve as a buffer between the existing residential and commercial areas.

Thomas Higley, 419 Laurel Street, stated that he had previously submitted to the Department of City Planning a letter which had been signed by five other residents of Laurel Street in support of the subject application. He stated that residents of the area were pleased that the building would be improved after it had existed for so many years as a run-down residential building; and, since the property is located on the corner of California Street, it is not ideally suited for residential use. The Commission had already approved an application to allow the building to be used partially for residential purposes and partially for medical offices; however, such a combined usage had not proven to be feasible. Some of the residents of the area had expressed concern that approval of the subject application might encourage further commercial development on Laurel Street, thus, raising property taxes on the street; however, Mr. Passmore of the staff of the Department of City Planning had assured them that the staff was anxious to preserve the residential character of Laurel Street between California and Sacramento Streets. Discussions had also been held concerning the possibility of changing the zoning of the subject site because of the parking problems posed by the City Planning Code under conditional

On January 1, 1971, the Department of Planning and Development received a letter from the City of New York, dated January 1, 1971, regarding the proposed rezoning of the area bounded by the East River, the East River Drive, and the East River Expressway.

The letter stated that the City of New York is proposing to rezone the area bounded by the East River, the East River Drive, and the East River Expressway from R-1 to R-2. The letter stated that the City of New York is proposing to rezone the area bounded by the East River, the East River Drive, and the East River Expressway from R-1 to R-2. The letter stated that the City of New York is proposing to rezone the area bounded by the East River, the East River Drive, and the East River Expressway from R-1 to R-2.

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use procedures; however, residents of the neighborhood had taken a strong stand against such a rezoning because of the transitional use status which such rezoning would give to adjacent residential properties. The proposed medical office building would be used most heavily during morning and early afternoon hours; and it would not be used in the evenings or on weekends. Furthermore, the nature of the use would be quiet at all times. The applicant had already removed a porch from the building, thus, reducing coverage on the site and bringing a noticeable increase of light and air. While parking is difficult in the subject neighborhood, residents of the area did not believe that four medical offices would appreciably increase the parking problem which already exists. Therefore, they hoped that the application would be approved; and, because the building is a fire hazard in its present condition, they urged that action be taken on the application by the Commission as soon as possible.

No one was present to speak in opposition to the application.

Mr. Steele recommended that the application be approved subject to seven specific conditions which were contained in a draft resolution which he had prepared for consideration by the Commission. He called specific attention to conditions four and five which read as follows:

"4. The first six of the required off-street parking spaces, conforming to the Bureau of Engineering standards for temporary parking and in general conformity with Exhibit A, shall be provided on the site. No occupancy is authorized without the provision of the above mentioned spaces.

"5. A partial completion of the proposed alterations to the building may be authorized by the Department of City Planning on approval of plans for partial completion indicating amount of interior space to be used, exterior treatment of the building and the number of parking spaces to be provided. Required off-street parking shall be provided on the basis of the amount of occupied floor area, i.e., one off-street parking space shall be required for each three-hundred square feet of occupied floor area in medical offices and one off-street parking space for each dwelling unit contained in the building. All interior space in the building in excess of that for which off-street parking can be provided shall remain unimproved and no building permits or authorizations may be granted for such access space until off-street parking is provided."

President Newman, noting that only six parking spaces could be provided on the site, whereas, a total of sixteen spaces would be required by the Planning Code, asked where the additional places would be located. Mr. Gardenal replied that his client had just learned of the requirement for ten additional parking spaces and was attempting to provide them. In the

meantime, the draft resolution which had been prepared by Mr. Steele would allow partial use of the building for medical offices; and, if the ten additional parking spaces could not be found elsewhere in the neighborhood, some of the proposed medical office space could be reduced so that the required parking spaces could be made available on the subject site. He stated that the conditions which were contained in the draft resolution would be acceptable to his client.

After further discussion, it was moved by Commissioner Fleishhacker, seconded by Commissioner Porter, and carried unanimously that the draft resolution be adopted as City Planning Commission Resolution No. 6677, and that the application be approved subject to the conditions contained in the draft resolution.

CU71.4 - 98 Franklin Street, southeast corner of Oak Street. Request for an automobile parking lot in an C-3-G District.

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), referred to land use and zoning maps to describe the subject property. He stated that the property had formerly been occupied by an automobile service station; and the applicant had proposed to use the site as an unattended parking lot with individually accessible parking spaces.

Sam Lord, representing Allright San Francisco Inc., the applicant, remarked that the property had been used for parking and for the rental of trucks and trailers during the time that it had been occupied by the automobile service station; and, his firm had leased the property with the intention of using it as a parking lot. He stated that construction of the BART station at Van Ness Avenue and Market Street had increased the number of automobiles coming to the subject neighborhood; and, since the area is already over saturated with automobiles, there is a definite need for additional parking facilities.

The Secretary read a letter which had been received from William C. Lesson, Secretary-Treasurer of the Masonic Temple Association of California, in support of the subject application.

No one was present to speak in opposition to the application.

Mr. Steele recommended approval of the application subject to seven specific conditions which were contained in a draft resolution which he had prepared for consideration by the Commission. After summarizing the conditions, he recommended adoption of the draft resolution.

Mr. Lord stated that the conditions would be acceptable. However, he questioned whether the street trees required by Condition Number 1 would have to be planted in the ground or if they could be placed in boxes. Mr. Steele replied that the trees would have to be planted in the ground.

Mr. Lord then asked if the street trees would have to be installed within sixty days of the effective date of the Commission's resolution. Mr. Steele replied in the negative.

After further discussion, it was moved by Commissioner Rueda, seconded by Commissioner Porter, and carried unanimously that the draft resolution be adopted as City Planning Commission Resolution No. 6678 and that the application be approved subject to the conditions contained in the draft resolution.

ZM70.37 - Southwest corner of Jarboe and Peralta Avenues.
R-1 to a C-2 District. (Under advisement from
meeting of December 3, 1970).

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), referred to land use and zoning maps to describe the subject property. He stated that the property had been rezoned from second residential to light industrial in 1947 with a stipulation that there would be no general advertising signs on the property; however, the stipulation was later removed in 1949. Subsequently, a billboard had been constructed on the property; and, when the property was reclassified to R-1 in 1960, the billboard had become a nonconforming use with a termination date of November 21, 1970. Prior to that expiration date, the subject application had been filed requesting reclassification of the property from R-1 to C-2 so that the billboard would be permitted to remain on the site until November 21, 1975.

Chester E. Caldecott, attorney for Advan Inc., stated that the sole purpose of the subject application was to permit the existing billboard to remain on the subject site until November 21, 1975. He submitted photographs of the property, noting that it is located on a bluff immediately north of property which is zoned for commercial use and which is occupied by the Farmers' Market. He also remarked that there are some scattered uses in the residential areas to the north and west of the subject site. He stated that the billboard had been constructed in 1954 or 1955 by another outdoor advertising firm; and since the property was zoned for light industrial use at that time, the billboard had had legal status until 1960 when the property was rezoned to R-1, rendering the billboard a non-conforming use. Advan, Inc., had acquired the billboard in 1967 through purchase of the outdoor advertising firm which had originally constructed it; and at that time, a seven year amortization period had been established with the Internal Revenue Service. Since that amortization period would extend beyond the November 21, 1970 termination date to which the billboard is presently subject, reclassification of the property had been requested in order to obtain additional time for the amortization.

Mr. Caldecott stated that Advan Inc. had voluntarily moved 53 signs in San Francisco during the past 2½ months; and he indicated that those signs had represented ten per cent of the firms assets in the city. He

1. The Committee has received information that the following persons have been identified as having been involved in the activities of the Committee during the period from 1967 to 1970:

2. The following persons have been identified as having been involved in the activities of the Committee during the period from 1967 to 1970:

3. The following persons have been identified as having been involved in the activities of the Committee during the period from 1967 to 1970:

4. The following persons have been identified as having been involved in the activities of the Committee during the period from 1967 to 1970:

5. The following persons have been identified as having been involved in the activities of the Committee during the period from 1967 to 1970:

6. The following persons have been identified as having been involved in the activities of the Committee during the period from 1967 to 1970:

stated that the outdoor advertising industry is fighting for its life in Northern California at the present time; and Advan Inc. was being faced with the possibility of having to go out of business or to sharply reduce the number of its employees. He assured the Commission that Advan Inc. had no intention of using the subject property for any purpose other than billboard advertising; and, as a matter of fact, his clients would be willing to enter into a written agreement with the staff of the Department of City Planning that they would not oppose reclassification of the property R-1 at a later date. While he realized that such an agreement would be of questionable legality, he had prepared similar agreements on a number of occasions.

Commissioner Fleishhacker, noting that the billboards which had recently been removed in San Francisco had been subject to legal termination dates, asked for a clarification of Mr. Caldecott's statement to the effect that the signs had been removed "voluntarily". Mr. Caldecott stated that the billboards had been removed "voluntarily" without court action.

Commissioner Ritchie, noting that the billboard had been a nonconforming use before it was purchased by Advan Inc., remarked that Advan Inc. must have been aware of the termination date when the purchase was made. Don McNear representing Advan Inc., stated that the subject billboard was only one of many which had been acquired from West Coast Advertising.

Commissioner Ritchie asked if it would not be possible for the applicants to "write off" the value of the billboard if it were to be terminated. Mr. Caldecott replied in the negative.

Commissioner Ritchie then inquired about the income which is derived from the billboard. Mr. Caldecott stated that the gross receipts from the billboard are \$1,800 per month; however, expenses such as rent, lighting, and advertising agency fees must come out of that amount.

Mr. McNear estimated that the gross income from the billboard averages between \$80,000 and \$90,000 annually. He agreed with Commissioner Ritchie that the billboard must be one of the most valuable signs in the City; and he emphasized that it helps to keep a lot of people on the payroll.

Presidnet Newman inquired about the approximate value of the billboard structure. Mr. McNear stated that value had not been assigned to individual billboards when they had been acquired from West Coast Advertising; however, he estimated that the current value of the billboard structure is approximately \$20,000.

Dave Siegal, a resident of the subject neighborhood and a member of the Bernal Heights Association, called attention to the fact that a letter had already been submitted by the Bernal Heights Association in opposition

to the application. He stated that the matter had been discussed again at the Association's meeting on the previous evening; and those who were in attendance had continued to be strongly opposed to the application. He stated that those individuals had not objected so much to the continued existence of the billboard as to the possibility that the property would continue to retain its commercial status and that it might actually be developed for commercial use after the billboard is removed in 1975; and, for that reason, they felt that the rezoning presently being requested should not be approved. While Mr. Caldecott had stated that he would be willing to prepare a legal agreement specifying that Advan would not oppose future reclassification of the property to R-1, he had later remarked that Advan Inc. does not own the subject property. Thus, the agreement would not prevent the owner of the property from taking advantage of the commercial zoning; and, if a commercial use were established on the site, it would be impossible to have the property rezoned to R-1 at a later date. Mr. Siegal remarked that while Bernal Heights is a depressed neighborhood, it is a residential area inhabited by a large number of homeowners who are anxious to upgrade the neighborhood; and the City had already invested money in a FACE program which is designed to improve the quality of the area. Therefore, he felt that it was extremely important that no commercial developments should be allowed on the subject property. In conclusion, he asked that action on the application be postponed so that the Bernal Heights Association would have an opportunity to explore means of assuring that no commercial development would take place on the site between now and 1975 and to analyze the validity of the agreement proposed by Mr. Caldecott by which Advan Inc. would be committed not to oppose reclassification of the property to R-1 in 1975.

Commissioner Porter asked how long the billboard would be allowed to remain on a site if the subject application were to be approved and if the property were, subsequently, to be reclassified to R-1 within one year. Mr. Steele replied that the billboard would be permitted to remain until November 21, 1975 under those circumstances. He then called attention to a letter which had been received from Genette Sonnesyn, Corresponding Secretary of the Bernal Heights Association, which read in part, as follows:

"We oppose the continuation of the billboard on this site in our residential neighborhood. It is an inappropriate, non-conforming object on Bernal Hill, and we do not think the site should be rezoned to allow its continued existence."

President Newman asked when the billboard would have to be removed if the subject application were to be disapproved. Mr. Steele replied that the November 21, 1970 termination date would apply in that case. He also indicated that no action to remove the billboard had been taken only because the subject application was pending.

Mr. Caldecott stated that his clients had not wished to request commercial zoning for the subject site; however, he had been advised by the staff of the Department of City Planning that the City Planning Code provides no other mechanism through which approval could be obtained for continuation of the billboard. Although Advan Inc. does not own the subject property, it does have a lease which will run until 1977; and the lease gives them the right to control any development of the property. Furthermore, in filing the subject application, Advan Inc. had been acting as an agent of the owner and was entitled to speak for him. Therefore, speaking for both Advan Inc. and for the owner of the subject property, he would be willing to enter into an agreement specifying that no objection would be raised to reclassification of the property to R-1 in 1975.

Mr. McNear remarked that the topography of the subject property is so steep that it was unlikely that the property would be developed in the foreseeable future whether it is zoned for residential or commercial use.

Mr. Steele remarked that the applicant had not demonstrated any public need for the requested rezoning; and, in view of the ordinances which had been adopted by the City and the State to require removal of billboards, it seemed to him that approval of an extension for the subject billboard would actually be antithetical to the public interest. Since Advan Inc. had not purchased the billboard until 1967, they should have been aware that the sign would have to be removed in 1970 in so far as the ordinance requiring the removal was already in effect at that time. He remarked that the subject property already had transitional status since it is located adjacent to a commercial zone; and, as a result, it could be developed at an R-2 density. Furthermore, the only access to the site is through an R-1 District along Jarboe Street which is to be improved in the near future. Under the circumstances, he felt that reclassification of the subject property to C-2 would be highly inappropriate; and, even if the property were to be used residentially after being rezoned, the C-2 zoning classification would allow R-3 density development on the site which would not be compatible with the single family residential character of the neighborhood. Therefore, he recommended adoption of a draft resolution of disapproval which he had prepared for consideration by the Commission.

Commissioner Ritchie noted that the billboard faces away from residential buildings on Bernal Hill; and, if the applicants were willing to enter a firm agreement that no other commercial uses would be installed on the site within the next five years, he would be willing to approve the subject application so that the billboard could remain for an additional five-year period.

Commissioner Porter remarked that the billboard is objectional as viewed from the freeway; however, it is not out of character with the type of development presently existing at the foot of the hill. She noted that

The Committee on the Administration of the Government of the District of Columbia, created by the District of Columbia Organic Act of 1801, has the honor to acknowledge the receipt of the report of the Committee on the Administration of the Government of the District of Columbia, created by the District of Columbia Organic Act of 1801, and to recommend that the same be approved and transmitted to the Senate and House of Representatives of the United States for their consideration.

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the billboard represents a substantial value to its owners; and, she indicated that she would be willing to vote in favor of the subject application if assurances could be given that the property would not be used for other commercial purposes.

Commissioner Fleishhacker stated that nothing had yet been said which could satisfy him with regard to the firmness to the assurances being offered. He expected that Advan Inc. would cancel its lease on the property once the billboard has been removed; and, at that point, that firm would cease to have any control over the property.

Mr. Steele stated that the City Attorney had already advised the City Planning Commission on a number of occasions that stipulations or conditions attached to rezonings at this time are not enforceable and are of questionable legality. Under the circumstances, it was his recommendation that the Commission should not accept the agreement which had been offered by the applicant in the present instance.

Commissioner Porter remarked that stipulations were attached to rezonings up until the time that the new Zoning Ordinance was adopted in 1960.

Commissioner Ritchie suggested that the Commission should request the applicant to provide a draft of the proposed agreement for review by the staff and the City Attorney.

President Newman stated that he regretted that there was no other way to accomplish the objective of allowing the billboard to remain for an additional five years; however, he agreed with the Zoning Administrator that no public benefit would be derived from changing the zoning of the property from R-1 to C-2.

After further discussion, it was moved by Commissioner Fleishhacker and seconded by Commissioner Porter that the matter be taken under advisement until the meeting of February 4 so that Mr. Caldecott would have an opportunity to prepare a draft of the legal agreement which he had proposed.

Mr. Steele remarked that any legal agreement made would have to involve a third party, such as the Bernal Heights Association, rather than the City itself.

When the question was called, the Commission voted unanimously to take the matter under advisement until the meeting of February 4, 1971.

CU71.5 - 315 Arleta Avenue, southwest line, 75 feet northwest of Delta Street. Request for a nursery school for 30 children in an R-1 District.

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), referred to land use and zoning maps to describe the subject property. He stated that the subject property consists of two lots, one of which is developed with a one-family dwelling and the second of which is vacant. He stated that the applicants had requested permission to use the existing dwelling and the adjoining lot for a parent participation nursery school with an enrollment of thirty families. The available outdoor play area on the site would be approximately 3,300 square feet.

Agnes Zarate, the applicant, stated that the Visitacion Valley Parent-Child Group operates both a nursery school and parent training activities. The nursery school itself is operated by parents. The organization has been operating in the Community Center on Raymond Street and has served the neighborhood for approximately 40 years. In choosing a new site for the school, the issues at stake were location and money; and the subject property, besides being suitably located, is available at a price which the parents can afford. She stated that she had not been aware until recently that the matter was scheduled to come before the City Planning Commission; therefore, she had talked only to residents within a 300-foot radius of the subject site to explain the proposal. In conclusion, she asked a sample representation of the parent members of the organization to stand.

Janet Mateo, owner of property in the subject neighborhood, felt that the type of nursery school being proposed would appeal to many parents in the neighborhood; and, she did not see any reason why the application should not be approved.

Vincent Leonetti, part owner of the subject property, remarked that property directly across the street from the subject site is developed with a duplex; and, he indicated that there is quite a mixture of zoning in the neighborhood. Under the circumstances, the subject application would have no detrimental effect on the area.

Alice Takahata stated that she had participated in the parent activities of the school for the past six years. She stated that the school fills a need for people who are not poor enough for State-funded programs and who are not rich enough for private schools.

The Secretary called attention to a petition which had been signed by 19 residents of the subject neighborhood in opposition to the application. The petition claimed that the proposed facility would increase parking and traffic congestion in the area; and, it stated that the single-family residential character of the neighborhood should be preserved.

Mrs. Zeraty stated that she had received a copy of the petition; and, after she had talked to a number of people who had signed the petition, they had requested that their names be deleted from the document.

Mr. Steele confirmed that at least one of the individuals who had signed the petition is a member of the school. Under the circumstances, he assumed that there must have been some misunderstanding regarding the petition.

Mrs. Zaraty stated that some of the people who had signed the petition had been under the impression that children would be cared for on the site throughout the day.

Walter H. Harman, 353 Arleta Avenue, spoke for himself and for Mr. and Mrs. James Evans, 351 Arleta Avenue. He stated that Mr. and Mrs. Evans had circulated the petition in opposition to the application; and, he felt that a great many more signatures would have been obtained if the weather had not been so unpleasant. He stated that the subject building was constructed in 1906; and, he felt that it would have to be remodeled from top to bottom before it could adequately serve the needs of the school. Even the roof of the garage would have to be raised if it were to accommodate modern automobiles. He doubted that the applicants would be able to afford the necessary remodeling costs. Furthermore, he would object if the property were to be removed from the tax rolls because of the non-profit status of the school.

Mr. Harman estimated that 30 families would visit the school each day; and they would bring 30 additional cars to the neighborhood. He remarked that Arleta Avenue is a dead-end street; however, since it is possible to turn around at the top of the street, many people use the steep hill to test their automobiles. Because there are already two schools located in the vicinity, the neighborhood is already afflicted with parking and traffic congestion problems; and approval of the subject application would only complicate the situation. He also remarked that the water supply in the neighborhood is dirty even though the Water Department had flushed the system twice in recent months; and he did not feel that the water would be suitable for the children who would be attending the school.

Mrs. Latouri represented her mother who lives at 306 Arleta Avenue. She stated that the subject neighborhood is beginning to be surrounded by schools; and she felt that the applicants should continue to conduct their classes in the Community Center rather than to move to the subject property. She felt that the subject building would be inadequate for the school since it is small and has only one bathroom; and, since the garage cannot accommodate automobiles, parents bringing their children to the school would have to double-park in front of the property. If the parents were to remain on the site to participate in the activities of the school, they would inevitably have to park their automobiles in front of other properties in the area. She doubted that the outdoor play area on the property would be

sufficiently large to accommodate 30 children; and she felt that there was no need for the proposed facility in the neighborhood. Therefore, she urged that the application be disapproved.

Louis Gregorin, 301 Arleta Avenue, asked who would own the subject property. A representative of the nursery school stated that the school itself would own the property.

Mr. Gregorin reviewed the fee schedule of the school and remarked that he was very dubious as to whether the school could cover the cost of acquiring and remodeling the property. However, he felt that the principal concern of the Commission should be directed to the feelings of residents of the area; and he believed that the neighborhood, which had already been depressed by the Commission's approval of substandard housing in the Eichler Towers, would suffer further depreciation if the subject application were to be approved.

Mr. Steele recommended that the application be approved subject to seven specific conditions which were contained in a draft resolution which he had prepared for consideration by the Commission. He remarked that the financial affairs of the school were its own concern; and he assumed that the individuals involved had made a thorough investigation of the financial feasibility of acquiring the property. While the school does have non-profit status, it was his understanding that the subject property would not be removed from the tax rolls merely by dint of that fact. In his opinion there is a need for the type of facility being proposed in the Visitation Valley neighborhood since many people living in the area are not poor enough to be eligible for government funded programs and not wealthy enough to afford private schools; furthermore, need for the facility was underlined by the fact that the school had been in operation in the neighborhood for approximately 40 years. The subject property seemed to him to be one of the few parcels of property available in the neighborhood which would be suitable for the school since it is not located on a major thoroughfare; and, since the school would be in operation only between the hours of 8:30 A.M. and 1:00 P.M., and since the school would handle only a limited number of children, he did not feel that the arrival and departure of parents or the operation of the school itself would have a detrimental affect on the neighborhood. He remarked that the property has a greater amount of outdoor play area than would be required by the City Planning Code; and, in addition to having off-street parking space, the property has a driveway in which parents bringing their children to school can turn around. He emphasized, however, that the residential appearance of the property should be retained. After summarizing the seven conditions which were contained in the draft resolution, he recommended that the draft resolution be adopted.

After further discussion, it was moved by Commissioner Fleishhacker, seconded by Commissioner Rueda, and carried unanimously that the draft resolution be adopted as City Planning Resolution No. 6679 and that the

application be approved subject to the conditions contained in the draft resolution.

At 4:30 P.M. President Newman announced a ten-minute recess. The Commission reconvened at 4:40 P.M. and proceeded with hearing the remainder of the Agenda. Commissioner Rueda was absent for the remainder of the meeting.

ZT71.1 - Public Hearing on Proposed Amendment to Section 223 of the City Planning Code, and other sections as appropriate, which would permit automobile washing as a conditional use in the C-3-G (Downtown General Commercial) zoning district.

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), reported on this matter as follows:

"On March 6, 1969, the City Planning Commission approved amendments to the City Planning Code to permit automobile washing as a conditional use in C-2, C-3-S and C-M zoning districts, and as a principal use in M-1 and M-2 districts. (At that time the Commission also adopted a set of guidelines for review of conditional use applications.) Hearings were held by the Supervisors' Planning and Development Committee in March and April 1969, but no action was taken on the proposed Planning Code amendments. The Committee resumed consideration of the matter in October and November 1970, and the amendments were reported favorably to the full Board, but returned to the Committee for further hearing, which took place in December 1970. Therefore, the amendments remain under consideration by the Committee.

"During the last several months, the Planning & Development Committee was asked to extend the amendments to include automobile washing as a conditional use in the C-3-G (Downtown General Commercial) district. Since the C-3-G district had been omitted from the original amendments, this extension could not be granted by the Supervisors without the approval of the City Planning Commission. On December 3, 1970 representatives of the Herbst Estate appeared before the Planning Commission to urge that the Commission act to include C-3-G. The Commission declared its intention to hold a public hearing on the matter, and notice was published setting the hearing date for January 7, 1971, at 3:00 P.M.

"The sole issue before the Planning Commission on January 7 is whether the City Planning Code should be amended to permit automobile washing as a conditional use in the C-3-G (Downtown General Commercial) zoning district. The Commission has

[illegible][illegible]

1. The Commission was established by the President of the United States on January 1, 1954, pursuant to Executive Order No. 10450, which was signed by the President on December 17, 1953. The Commission was established to study and report to the President on the subject of the "Internal Security - Communist" and "Internal Security - Soviet" categories of the Federal Bureau of Investigation (FBI) and the Department of Justice (DOJ).

1. The Commission on the Status of Women, established in 1946, was the first of its kind. It was created by the Economic and Social Council of the United Nations to promote gender equality and to coordinate the work of the various organizations concerned with the status of women. The Commission has since held numerous sessions and has produced a wealth of reports and recommendations on a wide range of issues affecting women, including education, employment, health, and family life. Its work has been instrumental in the development of international conventions and treaties, such as the Convention on the Elimination of All Forms of Discrimination Against Women (CEDAW), which was adopted in 1979.

already given final approval to the proposed amendments concerning C-2, C-3-S, C-M, M-1 and M-2 districts, and these amendments are before the Board of Supervisors.

"The Planning Code presently permits a service station as a principal use in the C-3-G zoning district, although not in C-3-O and C-3-R. The Code prohibits "drive-in" establishments in C-3-G districts (except for service stations)."

After describing the boundaries of the C-3-G Zoning District, Mr. Steele remarked that automatic car washes would probably be an inappropriate use in many areas which are included in the C-3-G zone; however, in the South of Market area between Fifth and Twelfth Streets, and in some small limited areas of the C-3-G District north of Market Street, he felt that automatic car washes would be acceptable interim uses. Therefore, he recommended that the proposed amendment authorizing automatic car washes as conditional uses in the C-3-G District be approved.

Michael Ohleyer, attorney for the Herbst Estate which owns a sizable parcel of property on Mission Street between Tenth and Eleventh Streets, spoke in favor of the proposed amendment. He stated that the parcel of property with which he is concerned is unimproved and used at the present time as a parking lot; and he felt that use of the site for an automatic car wash until such time as the property is developed with an office building would benefit the City. He remarked that only three people are employed by the parking lot at the present time; and, if an automatic car wash were to be installed, as many as 25 people might be employed on the site. In conclusion, he stated that he was confident that the guidelines which had already been established by the Commission for review of automatic car wash facilities would assure the compatibility of automatic car washes with other uses presently existing in the C-3-G District.

The Secretary called attention to a letter which had been received from Lloyd Pflueger, Manager of the Downtown Association of San Francisco, in support of the proposed amendment of the City Planning Code.

Leonardo S. Bacci, attorney for the Association of Shell Oil Dealers in San Francisco, advised the Commission that his clients had economic objections to the proposed amendment. He remarked that experience had shown that car wash and service station combinations such as the one located at Bay Street and the Embarcadero are economically disadvantageous to small gasoline dealers in San Francisco since such large operations sell as much as 400,000 gallons of gasoline a month, whereas, the 450 smaller dealers in San Francisco sell an average of only 50,000 gallons of gasoline per month. Under the circumstances, if more of the large facilities were to be constructed in San Francisco, the smaller dealers would suffer

economically and would have to reduce their payrolls. Having read the minutes of previous meetings during which the Commission had considered car wash amendments, he had noted that the Commission had heard only from car wash dealers and from agencies which sell automatic car wash equipment and not from independent gasoline service station operators; and, under the circumstances, he felt that the matter should be referred back to the staff of the Department of City Planning for further economic analysis before action is taken on the proposed amendment by the Commission. He remarked that people will purchase their gasoline from facilities which also provide free car washes rather than from smaller facilities if they are offered a choice. Furthermore, the large combined facilities which sell 400,000 gallons of gasoline a month must handle approximately 1,000 cars a day; and that volume of patronage would be very damaging and inappropriate in most areas of San Francisco except for areas devoted to industrial and light industrial use. Under the circumstances, he felt that the Commission should not encourage the development of such facilities in the C-3-G District.

Assemblyman Willie L. Brown, Jr., representing some of the owners of car wash facilities already in operation in San Francisco, spoke in opposition to the proposed amendment. He noted that he had previously spoken in opposition to the car wash amendments being considered by the Commission in March, 1969; and he felt that the Commission should have had enough foresight to consider all aspects of the car wash problem at that time instead of bringing the issue up on a piece-meal basis. The only thing which had been accomplished by the legislation already approved by the Commission was to allow automatic car washes as conditional uses in the C-2 District since such facilities were already allowed in C-M, M-1, and C-3-S Districts prior to that time; and, if he were given an option as to whether automatic car washes should be allowed in the C-2 or C-3-G Districts, he would opt for them to be allowed in the C-3-G District and not in the C-2 District. Notwithstanding that choice, however, he was opposed to legislation which would allow automatic car washes in any area of the City. Yet, if the Commission desired to act otherwise, he hoped that it would advise the Board of Supervisors that the proposed amendment allowing automatic car washes as conditional uses in the C-2 District should be dropped and that the proposed amendment allowing such facilities as conditional uses in the C-3-G District should be adopted instead.

Milton Seropan, owner of a Texaco Service Station located on Lombard Street, seconded Mr. Bacci's suggestion that the Commission should investigate the economic impact of automatic car washes on small service stations before taking action on the proposed amendment.

The Secretary called attention to letters which had been received from the following individuals in opposition to the amendment: Walter G. Schwartz, 1001 Pine Street; Todd M. Jenkins, 44 Montgomery Street; D. M. Staley, 44 Montgomery Street; Hal S. Needham, 240 Franklin Street; and Ivan G. Eagleson, 60 Seal Rock Drive.

Commissioner Fleishhacker, noting that Mr. Steele had previously stated that few properties in the C-3-G District except those south of Market Street would be appropriate for automatic car washes, suggested that the most straightforward thing to do might be to change the zoning of those properties so that they could be developed with automatic car washes rather than to adopt the proposed amendment which would raise the possibility that automatic car washes might be installed on inappropriate sites in the C-3-G District. Mr. Steele replied that he was of the opinion that the guidelines which had been established previously by the Commission for review of conditional use applications for automatic car washes would eliminate most of the unsatisfactory locations in the C-3-G District from consideration as sites for automatic car washes; however, the proposed amendment would allow the Commission to approve conditional use applications for automatic car washes as interim uses on appropriate sites in the C-3-G District.

Commissioner Fleishhacker then asked if it were not possible that the Department of City Planning would be flooded with conditional use applications for automatic car washes in unsuitable locations if the amendment were to be adopted. Mr. Steele replied that he was doubtful that such circumstances would ensue since most of the C-3-G District is already highly developed. Furthermore, if inquiries should be made regarding inappropriate sites, the staff of the Department of City Planning would recommend negatively on the filing of such applications.

Commissioner Porter stated that she was adverse to further expansion of conditional use categories since she felt that people should be able to know what they can and cannot do with their properties without seeking a special decision from the staff of the Department of City Planning and the City Planning Commission.

President Newman asked about the appropriateness of automatic car washes as conditional uses in the C-2 District. Mr. Steele replied that there are some C-2 areas in the City which would be appropriate for automatic car washes; however, most of the properties included in that zone would not be suitable for such use. Nevertheless, he felt that the owners of properties on which such uses might be appropriate should have the opportunity to come before the Commission to request conditional use authorization for such facilities. His opinion was the same with regard to the C-3-G District; and, therefore, he recommended adoption of a draft resolution which he had prepared for approval of the amendment presently under consideration.

Commissioner Fleishhacker called attention to one of the "whereas" clauses in the draft resolution which reads as follows:

"Whereas the C-3-D District, as mapped, appears predominantly in the area north of Market Street, where automobile washing would generally be an unsuitable use, but this district

also encompasses a number of blocks immediately to the south of Market Street, where some locations might be suitable for automobile washing facilities, particularly as an interim use."

Since that clause, by stating that automatic car washes would generally be an inappropriate use for the C-3-G District, seemed to contradict the recommendation for approval of the proposed amendment, he would be reluctant to vote for adoption of the resolution. He then asked if there were not some other means by which automatic car washes could be allowed, as appropriate, on properties located in the C-3-G District south of Market Street area. Mr. Steele replied that the only alternative to the legislation being proposed would be to establish a special use district; however, he indicated that he would recommend against the establishment of such a district.

After further discussion, it was moved by Commissioner Porter, seconded by Commissioner Fleishhacker, and carried unanimously that the proposed amendment be taken under advisement until the Meeting of March 4, 1971. The Commission also instructed the staff of the Department of City Planning to present information on the number and location of car washes presently existing in the City.

The meeting was adjourned at 5:20 P.M.

Respectfully submitted,

Lynn E. Pio
Secretary

The following information was obtained from the records of the Department of the Interior, Bureau of Land Management, regarding the land owned by the United States in the area of the proposed project.

It was found that the land owned by the United States in the area of the proposed project is located in the County of [redacted] State of [redacted]. The land is situated in the [redacted] section of the [redacted] Township, [redacted] County, [redacted] State. The land is owned by the United States in fee simple and is subject to the provisions of the Federal Land Management Policy Act of 1966.

The land is situated in the [redacted] section of the [redacted] Township, [redacted] County, [redacted] State. The land is owned by the United States in fee simple and is subject to the provisions of the Federal Land Management Policy Act of 1966. The land is situated in the [redacted] section of the [redacted] Township, [redacted] County, [redacted] State.

The land is situated in the [redacted] section of the [redacted] Township, [redacted] County, [redacted] State.

The land is situated in the [redacted] section of the [redacted] Township, [redacted] County, [redacted] State.

The land is situated in the [redacted] section of the [redacted] Township, [redacted] County, [redacted] State.

SAN FRANCISCO
CITY PLANNING COMMISSION

Minutes of the Special Meeting held Friday, January 8, 1971.

The City Planning Commission met pursuant to notice on Friday, January 8, 1971, at 9:00 A.M. in the meeting room at 100 Larkin Street.

PRESENT: Walter S. Newman, Gilbert Boreman/Thomas G. Miller; Mortimer Fleishhacker; Mrs. Charles B. Porter; and Hector E. Rueda, members of the City Planning Commission.

ABSENT: John D. Crowley and John Ritchie, members of the City Planning Commission.

The staff of the Department of City Planning was represented by Allan B. Jacobs, Director of Planning; R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator); Samuel Jung, Planner IV; Roland Haney, Planner III; Sidney Shaw, Planner III; Walter Stoll, Planner III - Transportation; Mirl Richardson, Senior Clerk Stenographer; and Lynn E. Pio, Secretary.

Dale Champion represented the San Francisco Chronicle.

REVIEW OF CAPITAL IMPROVEMENT PROJECTS FOR SIX-YEAR PROGRAM BEGINNING IN 1971-72.

Allan B. Jacobs, Director of Planning, initiated the meeting by reading the following statement:

"At this special meeting the staff will present for your consideration various schedules of capital improvement projects which the departments listed on the agenda have proposed for funding during the six-year period 1971-72 thru 1976-77. The Planning Commission will be asked to determine the relationship of those projects to the Master Plan and to assign general priority ratings to them. On January 20 this department will publish the twenty-third annual Capital Improvement Program report, containing the findings and recommendations of this meeting, so as to satisfy the requirements of Section 69.1 of the Charter.

"The Capital Improvement Advisory Committee (or CIAC) will use that report as the basis for its more detailed review leading to the assignment of specific priorities to the projects proposed for funding in the new budget year 1971-72. Under the Charter and the Administrative Code, capital improvement programming is thus integrated with the annual budgetary process.

"The Plan Implementation Committee of this Commission has held two meetings to screen these departmental schedules on a project-by-project basis. With a few exceptions, which will be noted, the proposals in the staff report now before you have already been accepted by that Committee."

"Due to various adverse factors, such as recent changes in State law and the administrative burden of estimating project costs, most of the departments represented in the staff report did not meet the Charter deadline of October 1 for submitting their capital improvement schedules. With the approval of the Plan Implementation Committee, the coverage of this staff report has been limited to those departmental proposals which could be processed by today's date. A few schedules are still outstanding, notably the Public Health, Police, and Sheriff's proposals. Another special meeting of the Planning Commission will be needed for review, or it may be possible to add that item to the calendar of a regular meeting shortly after January 20. In either case an addendum to the new Capital Improvement Program report will be issued as soon as practicable."

"As a final note, I would like to describe the scope of the staff report in general terms. Thirty departments have submitted 621 projects at an estimated cost of \$859 million over the six-year period, to be financed as follows: \$70.6 million from ad valorem and sales taxes, \$134.1 million from approved general obligation bonds, \$511.0 million from proposed general obligation or revenue bonds, \$62.4 million from departmental revenues, \$53.0 million from gas taxes and road funds, \$27.9 million from other sources, such as State and Federal subventions. The proposed funding of projects for the new budget year 1971-72, at a total estimated cost of \$179.3 million, calls for \$10.8 million in support from ad valorem and sales taxes. Of the 621 projects in the staff report, 150 are new proposals, about one-fourth of the total number. At this meeting the staff will present departmental schedules in functional groupings, rather than in budget index order. With the prior approval of the Plan Implementation Committee, the staff will draw attention to new projects, and only those resubmissions, which involve policy considerations."

Samuel Jung, Planner IV, described the trend followed by the Board of Supervisors during the past five years in funding projects which had been included in the Capital Improvement Program, noting that most of the capital improvement projects proposed for funding from property and sales taxes are being deferred with priority being given to the Municipal Railway's capital program.

Mr. Jung then described the projects which had been submitted by the Department of City Planning as they appeared on pages 2 and 3 of the staff report dated January 8, 1971. After discussion, it was moved by Commissioner Fleishhacker, seconded by Commissioner Porter, and carried unanimously that the projects be approved as in conformity with the Master Plan subject to the recommendations and notes contained in the staff report dated January 8, 1971.

Mr. Jung described the projects which had been submitted by the City Attorney, the Civil Service Commission, the Controller, the District Attorney, and Municipal Court, the Treasurer, the Chief Administrative Officer, the County Clerk, the Director of Finance and Records, the Real Estate Department, the Tax Collector, and the Purchasing Department as they appeared on pages 1, 4, 5, 6, 12, 15, 21, 22, 23, 26, 27 and 28 of the staff report dated January 8, 1971. After discussion it was moved by Commissioner Fleishhacker, seconded by Commissioner Porter, and carried unanimously that those projects be approved subject to the recommendations and notes contained in the staff report.

Roland Haney, Planner III, described the projects which had been submitted by the Fire Department as they appeared on Pages 7 thru 11 of the staff report dated January 8, 1971. After discussion, it was moved by Commissioner Fleishhacker, seconded by Commissioner Porter, and carried unanimously that the projects of the Fire Department be approved as in conformity with the Master Plan subject to the recommendations and notes contained in the staff report.

Mr. Haney, then reviewed the projects which had been submitted by the Department of Electricity and which appeared on pages 24 and 25 of the staff report dated January 8, 1971. After discussion it was moved by Commissioner Porter, seconded by Commissioner Rueda, and carried unanimously that the projects submitted by the Department of Electricity be approved as in conformity with the Master Plan subject to the recommendations and notes contained in the staff report.

Moving to the Trafficways projects of the Department of Public Works, Mr. Haney described the projects concerned with major thoroughfare and street improvements as they appeared on pages 54 thru 62 of the staff report, dated January 8, 1971. During the course of his review, he noted that there was a difference of opinion between the staff of the Department of City Planning and the Department of Public Works with regard to Project 670.78.114 on page 58 of the staff report. Whereas the Department of Public Works had proposed that sidewalks on Turk Street between Van Ness and Divisadero should be narrowed from 15 feet and 12 feet to 10 feet, the staff of the Department of City Planning had taken the position that the proposed narrowing should be limited to mid-block frontages and that sidewalks should be widened to

17 feet 6 inches at the intersections and that trees should be installed along the street with intensive planting near the intersections.

William Marconi, representing the Division of Traffic Engineering of the Department of Public Works, stated that his Bureau had been requested by the Board of Supervisors to prepare plans for improving traffic flow through the Western Addition after the Panhandle Freeway had been disapproved; and, since Eddy Street is more residential in character than Turk Street, a decision had been made that Turk Street should be widened to accommodate a greater volume of traffic.

Mr. Jacobs stated that he was reluctant to recommend projects which would encourage a greater volume of traffic through the Western Addition, particularly since the capacity of streets further to the west is limited; and he noted that the approach being recommended by the staff of the Department of City Planning would provide for three moving lanes of traffic, a parking lane which would not be subject to tow-away regulations, and an overall design which would enhance the appearance of the neighborhood.

Walter Stoll, Planner III - Transportation, stated that Turk Street now has two permanent traffic lanes and one tow-away lane with a peak hour traffic volume approximately equal to two and one-half lanes of moving traffic. The proposal of the staff of the Department of City Planning would adequately accommodate the present volume of peak hour traffic; and, in addition, parking spaces would be available on the street on a twenty-four hour basis. The real difference between the proposals of the Department of Public Works and the Department of City Planning was that the proposal of the Department of City Planning would not encourage greater volumes of peak hour traffic in the future.

Commissioner Porter stated that the City Planning Commission has been deeply concerned about the number of sidewalk narrowings which are being proposed since such projects only tend to make things more difficult for pedestrians. She then asked how long the street widening project being proposed by the Department of Public Works would take care of the traffic using the street. Mr. Marconi estimated that the widened street would be sufficient to accommodate the amount of traffic projected for the next eight or nine years.

Commissioner Fleishhacker felt that the City Planning Commission should take the position that as few sidewalks as possible should be subject to narrowing projects. Although he was aware that gas tax money is available for such projects, he remarked that the money need not be used exclusively for such purposes; and he suggested that the money should be used to develop the Maritime Parkway which had been recommended in the Northern Waterfront Plan and to beautify other streets throughout the City. In any case, sidewalk narrowing projects are inevitably futile since the City will eventually

It was decided at the intersection of the road, should be installed along the street with the same number of lanes.

At the meeting, Mr. [Name] representing the [Name] Engineering Co. presented a plan of the proposed intersection. The plan showed the intersection of the road with the street. The plan also showed the proposed widening of the road to 100 feet. The plan was approved by the Board of Directors. The Board also approved the proposed widening of the road to 100 feet. The Board also approved the proposed widening of the road to 100 feet.

Mr. [Name] stated that he was reluctant to recommend the proposed widening of the road to 100 feet. He stated that the proposed widening of the road to 100 feet would require the construction of a new bridge. He stated that the proposed widening of the road to 100 feet would require the construction of a new bridge. He stated that the proposed widening of the road to 100 feet would require the construction of a new bridge.

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reach the point where it will not be able to accommodate any more automobiles no matter what is done.

The Director stated that it was his opinion that some sidewalk narrowing projects are necessary and desirable; however, even those projects should be approached with some reservations.

Commissioner Rueda asked whether Project Nos. 670.71.102 and 670.69.102, calling for improvement of the roadway of O'Shaughnessy Boulevard and construction of a four-lane underpass at Portola Drive and O'Shaughnessy Boulevard were intended to increase traffic speed and volume on O'Shaughnessy Boulevard. The Director replied in the negative. He stated that improvement of the roadway and straightening of some of the curves on O'Shaughnessy Boulevard was being proposed as a safety measure; and construction of the underpass at Portola Drive would not affect O'Shaughnessy Boulevard which would remain at grade with stop-light control.

Commissioner Rueda then inquired why Project No. 670.68.601, calling for the widening of Webster and Laguna Streets with a new diagonal street, had been given a "hold" rating. The Director replied that the project had been given a "hold" rating because widening of the streets would remove many houses and displace many people.

After further discussion, it was moved by Commissioner Porter, seconded by Commissioner Fleishhacker, and carried unanimously that the Major Thoroughfares and Street Improvement Projects of the Department of Public Works be approved as in conformity with the Master Plan subject to the recommendations and notes contained in the staff report dated January 8, 1971.

Mr. Haney then described the Pavement Reconstruction Projects of the Department of Public Works as they appeared on pages 63 thru 70 of the staff report of January 8, 1971. After discussion, it was moved by Commissioner Fleishhacker, seconded by Commissioner Porter, and carried unanimously that those projects be approved as in conformity with the Master Plan subject to the recommendations and notes contained in the staff report.

Mr. Haney reviewed the Traffic Signals and Channelization projects proposed by the Department of Public Works as they were reflected on pages 71 thru 77 of the staff report dated January 8, 1971.

The Director recommended that the note attached to Project No. 672.71.104 on page 74 of the staff report be modified to read as follows:

"The general priority rating of 'essential' for Project No. 672.71.104 goes to the concept of facilitating safe pedestrian movement across the Great Highway. The Trafficways Plan designates the Great Highway as a major thoroughfare suitable for parkway treatment. Development of the Great Highway as a scenic parkway

...the fact that there is still a need to improve the quality of the road and to make it more comfortable for the driver.

The Director stated that it was his opinion that some of the projects are necessary and that they should be carried out as soon as possible.

...the fact that the road is in a very poor state of repair and that it is necessary to carry out some work on it. The Director stated that he was in favour of the proposal to carry out the work on the road and that he would like to see it done as soon as possible.

The Director stated that he was in favour of the proposal to carry out the work on the road and that he would like to see it done as soon as possible. He also stated that he was in favour of the proposal to carry out the work on the road and that he would like to see it done as soon as possible.

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with smaller capacity and dimensions may well be in order. To that end, a re-examination of the role of this trafficway, including possible alternative designs, should be undertaken cooperatively between Public Works and City Planning before the design phase for grade separations begins."

The Director also recommended that Project No. 672.71.108 on page 76 of the staff report be given an "essential" rating rather than the "desirable" rating recommended in the report.

Mr. Marconi asked for clarification of the note attached to Project No. 672.71.105 on page 75 which read as follows:

"The objective of promoting pedestrian safety by preventing illegal mid-block crossings can be achieved more simply and economically by installing a barrier along the existing median strip thereby directing pedestrian crossings to the signalized intersection of 19th and Eucalyptus Avenues."

He stated that he hoped that the recommendation of the staff of the Department of City Planning would not preclude construction of the pedestrian overpass which was being proposed.

The Director stated that he could not recommend construction of an overpass at that location. He was aware that the matter had generated considerable concern in the community; however, he felt that construction of a barrier along the existing median strip would be a simpler solution to the problem than that which had been proposed by the Department of Public Works. In any case, final determination of the matter would be made by the Board of Supervisors.

After further discussion, it was moved by Commissioner Porter, seconded by Commissioner Rueda, and carried unanimously that the Traffic Signals and Channelization Projects of the Department of Public Works be approved as in conformity with the Master Plan subject to the recommendations and notes in the staff report dated January 8, 1971, as modified.

Mr. Haney then summarized the Street Lighting projects of the Department of Public Works as indicated on page 78 of the staff report dated January 8, 1971. After discussion, it was moved by Commissioner Rueda, seconded by Commissioner Fleishhacker, and carried unanimously that the projects be approved as in conformity with the Master Plan subject to the recommendations and notes contained in the staff report.

Mr. Haney described the Miscellaneous Trafficways projects of the Department of Public Works which appeared on pages 82 thru 86 of the staff report dated January 8, 1971.

Cormac Brady, Engineer, Operations, Research, Programs, and Planning for the Department of Public Works, explained that Project No. 675.70.101 calling for a \$25 million general obligation bond issue for construction of the Embarcadero Transit Station had been included in the program only to satisfy the procedures necessary for the submission of a bond issue to the voters if funds for the station should prove to be unavailable from the Federal Government, BART or other sources.

After discussion, it was moved by Commissioner Rueda, seconded by Commissioner Porter, and carried unanimously that the Miscellaneous Trafficways projects of the Department of Public Works be approved as in conformity with the Master Plan subject to the recommendations and notes contained in the staff report dated January 8, 1971.

Sidney Shaw, Planner III, summarized the Landscaping and Irrigation Projects which had been submitted by the Department of Public Works and which appeared on pages 79 thru 81 of the staff report. After discussion, it was moved by Commissioner Porter, seconded by Commissioner Fleishhacker, and carried unanimously that the projects be approved as in conformity with the Master Plan subject to the recommendations and notes contained in the staff report dated January 8, 1971.

Mr. Shaw then described the projects which had been submitted by the General Office of the Department of Public Works as they appeared on pages 30 thru 33 of the staff report. After discussion, it was moved by Commissioner Rueda, seconded by Commissioner Porter, and carried unanimously that those projects be approved as in conformity with the Master Plan, subject to the recommendations and notes contained in the staff report dated January 8, 1971.

Mr. Shaw then reviewed the Sanitation Projects which had been submitted by the Department of Public Works and which appeared on pages 34 and 35 of the staff report. After discussion, it was moved by Commissioner Porter, seconded by Commissioner Rueda, and carried unanimously that the Sanitation Projects be approved as in conformity with the Master Plan, subject to the recommendations and notes contained in the staff report dated January 8, 1971.

January 8, 1971

Minutes of the Special Meeting

On the basis of the information received from the Department of Public Works, it was determined that the project No. 815.10.101 calling for a 100 million general obligation bond issue for construction of the new bridge over the river at the site of the old bridge was not included in the program only to satisfy the procedure for the submission of a bond issue to the voters. The funds for the project should come to be available from the Federal Government, BART or other sources.

After discussion, it was moved by Commissioner Rusk, seconded by Commissioner Rusk, and carried unanimously that the Miscellaneous Traffic and the Department of Public Works be approved as in conformity with the Master Plan subject to the recommendations and notes contained in the staff report dated January 8, 1971.

It was moved by Commissioner Rusk, seconded by Commissioner Rusk, and carried unanimously that the project be approved as in conformity with the Master Plan subject to the recommendations and notes contained in the staff report dated January 8, 1971.

Mr. Shaw then described the project which had been submitted by the Central Office of the Department of Public Works as they appeared on pages 30 and 31 of the staff report. After discussion, it was moved by Commissioner Rusk, seconded by Commissioner Rusk, and carried unanimously that the project be approved as in conformity with the Master Plan, subject to the recommendations and notes contained in the staff report dated January 8, 1971.

Mr. Shaw then reviewed the Construction Projects which had been submitted by the Department of Public Works and which appeared on pages 34 and 35 of the staff report. After discussion, it was moved by Commissioner Rusk, seconded by Commissioner Rusk, and carried unanimously that the project be approved as in conformity with the Master Plan, subject to the recommendations and notes contained in the staff report dated January 8, 1971.

Mr. Shaw described the projects presented by the Academy of Sciences as they appeared on pages 19 and 20 of the staff report. After discussion, it was moved by Commissioner Fleishhacker, seconded by Commissioner Porter and carried unanimously that those projects be approved as in conformity with the Master Plan, subject to the recommendations and notes contained in the staff report dated January 8, 1971.

Mr. Shaw then described the projects submitted by the Palace of the Legion of Honor which were detailed on pages 36 and 37 of the staff report. After discussion it was moved by Commissioner Fleishhacker, seconded by Commissioner Rueda and carried unanimously that the projects of the Palace of the Legion of Honor be approved as in conformity with the Master Plan, subject to the recommendations and notes contained in the staff report dated January 8, 1971.

Mr. Shaw then summarized the projects which had been summarized by the deYoung Museum which appeared on page 38 of the staff report.

President Newman asked why Project 621.71.101, calling for installation of a sprinkler system in various areas of the museum, had been given a "desirable" rather than an "essential" rating.

Cormac Brady, Engineer, Operations, Research, Programs and Planning for the Department of Public Works, stated that the deYoung Museum intended to install sprinkler systems in certain areas where arts and crafts classes are taught.

The Director recommended that the project be given an "essential" rating.

After further discussion it was moved by Commissioner Porter, seconded by Commissioner Rueda and carried unanimously that the projects of the deYoung Museum be approved as in conformity with the Master Plan subject to the recommendations and notes contained in the staff report dated January 8, 1971, as modified.

Mr. Shaw then described the projects which had been submitted by the Center of Asian Art & Culture as they appeared on page 39 of the staff report. After discussion it was moved by Commissioner Porter, seconded by Commissioner Fleishhacker and carried unanimously that the projects be approved as in conformity with the Master Plan subject to the recommendations and notes contained in the staff report dated January 8, 1971.

Mr. Shaw reviewed the projects which had been submitted by the Public Library and which appeared on pages 40 and 41 of the staff report. After discussion it was moved by Commissioner Fleishhacker, seconded by Commissioner Rueda and carried unanimously that the projects be approved as in conformity

Mr. Shaw then described the projects presented by the Academy of Sciences as they appeared in pages 19 and 20 of the staff report. After discussion, it was moved by Commissioner Riesenbaker, seconded by Commissioner Porter and carried unanimously that those projects be approved as in conformity with the Master Plan, subject to the recommendations and notes contained in the staff report dated January 8, 1971.

Mr. Shaw then described the projects submitted by the Palace of the Legion of Honor which were detailed on pages 22 and 23 of the staff report. After discussion it was moved by Commissioner Riesenbaker, seconded by Commissioner Rueda and carried unanimously that the projects of the Palace of the Legion of Honor be approved as in conformity with the Master Plan, subject to the recommendations and notes contained in the staff report dated January 8, 1971.

Mr. Shaw then summarized the projects which had been summarized by the Academy Museum which appeared on page 24 of the staff report.

President Newman asked why Project 63.11.101, calling for installation of a sprinkler system in various areas of the museum, had been given a "desirable" rather than an "essential" rating.

Comrs. Stahly, Riesenbaker, Operations, Research, Programs and Planning and the Department of Public Works, stated that the Academy Museum intended to install a sprinkler system in certain areas where arts and crafts classes are taught.

The Director responded that the project be given an "essential" rating.

After further discussion it was moved by Commissioner Porter, seconded by Commissioner Rueda and carried unanimously that the projects of the Academy Museum be approved as in conformity with the Master Plan subject to the recommendations and notes contained in the staff report dated January 8, 1971, as modified.

Mr. Shaw then described the projects which had been submitted by the Department of Asian Art & Culture as they appeared on page 25 of the staff report. After discussion it was moved by Commissioner Porter, seconded by Commissioner Riesenbaker and carried unanimously that the projects be approved as in conformity with the Master Plan subject to the recommendations and notes contained in the staff report dated January 8, 1971.

Mr. Shaw reviewed the projects which had been submitted by the Bobil Library and which appeared on pages 26 and 27 of the staff report. After discussion it was moved by Commissioner Riesenbaker, seconded by Commissioner Rueda and carried unanimously that the projects be approved as in conformity

with the Master Plan, subject to the recommendations and notes contained in the staff report dated January 8, 1971.

Mr. Shaw then summarized the projects that had been submitted by the War Memorial Trustees as they appeared on pages 87 and 88 of the staff report. After discussion it was moved by Commissioner Porter, seconded by Commissioner Rueda and carried unanimously that the projects be approved as in conformity with the Master Plan subject to the recommendations and notes contained in the staff report dated January 8, 1971.

At 11:00 A.M. President Newman announced a ten minute recess. The Commission reconvened at 11:10 A.M. and proceeded with the hearing of the remainder of the agenda. Commissioner Fleishhacker was absent from the meeting room for the remainder of the meeting.

Mr. Shaw reviewed the projects which had been submitted by the Juvenile Court and which appeared on pages 16 thru 18 of the staff report.

Commissioner Porter asked if the juveniles who are at the Youth Guidance Center for correction are housed together with those who are there simply for foster care. Mr. Botka, Chief Probation Officer, stated that the two groups are housed in separate quarters and are kept apart.

President Newman, noting that a project calling for reconstruction of facilities of the Youth Guidance Center had been deleted and replaced with a study of the existing facilities, asked if any progress had been made towards the design of a new facility. Mr. Botka replied that construction of a new facility was contemplated several years ago; however, because of the current economic climate, he felt that it was more practical to ask for funds for a study to determine how existing facilities could be made more useable.

After further discussion it was moved by Commissioner Rueda, seconded by Commissioner Porter, and carried unanimously that the projects of the Juvenile Court be approved as in conformity with the Master Plan subject to the recommendations and notes contained in the staff report dated January 8, 1971.

At this point in the proceedings, Commissioner Boreman absented himself from the meeting room for the remainder of the meeting and was replaced by Commissioner Miller.

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), reviewed the projects which had been submitted by the Port Commission as they appeared on pages 115 thru 122 of the staff report. During his presentation, he called attention to a policy statement which

with the Master Plan, subject to the recommendations and notes contained in the staff report dated January 8, 1971.

Mr. Shaw then summarized the projects that had been submitted by the various Memorial Trustees as they appeared on pages 17 and 18 of the staff report. After discussion it was moved by Commissioner Foster, seconded by Commissioner Rueda and carried unanimously that the project be approved in conformity with the Master Plan subject to the recommendations and notes contained in the staff report dated January 8, 1971.

At 11:00 A.M. President Norman announced a temporary recess. The Commission reconvened at 11:10 A.M. and proceeded with the hearing of the remainder of the agenda. Commissioner Winters was absent from the meeting room for the remainder of the meeting.

Mr. Shaw reviewed the projects which had been submitted by the Juvenile Court and which appeared on pages 18 thru 20 of the staff report.

Commissioner Foster asked if the families who are at the Youth Guidance Center top correction are housed together with those who are not. Mr. Foster, Chief Probation Officer, stated that the two groups are housed in separate quarters and are kept apart.

President Norman, noting that a project calling for reconstruction of facilities of the Youth Guidance Center had been listed and replaced with a study of the existing facilities, asked if any progress had been made towards the design of a new facility. Mr. Foster replied that construction of a new facility was contemplated several years ago; however, because of the current economic climate, he felt that it was more practical to ask for funds for a study to determine how existing facilities could be made more usable.

After further discussion it was moved by Commissioner Rueda, seconded by Commissioner Foster, and carried unanimously that the project of the Juvenile Court be approved as in conformity with the Master Plan subject to the recommendations and notes contained in the staff report dated January 8, 1971.

At this point in the proceedings, Commissioner Norman presented himself from the meeting room for the remainder of the meeting and was replaced by Commissioner Winters.

J. Spencer Steele, Assistant Director - Implementation (Zoning Administration), reviewed the projects which had been submitted by the four Memorial Trustees as they appeared on pages 17 thru 18 of the staff report. During his presentation, he called attention to a policy statement which

had been included at the bottom of page 115, which read as follows:

"The Port Commission should formulate a long-term development plan for its property between China Basin and India Basin. This plan should be prepared in cooperation with the Department of City Planning and in subject matter should include (but not necessarily be limited to) Port facilities, transportation, project costs, effect of Port development on inland properties, public access and use of the water front and economic and financial justification for the extent of Port development proposed. In the absence of such a plan it will be difficult for the City Planning Commission to evaluate any future Capital Improvement Programs or elements thereof."

He stated that the Port Commission had requested that the policy be reworded to read as follows:

"The Port Commission had formulated a long-term development plan for Port purposes for its property between China Basin and India Basin. Additional plan aspects, however, should be prepared by the Department of City Planning and the Port Commission in co-operation with one another. In subject matter this should include (but not necessarily be limited to) transportation, project costs, effect of Port developments on inland properties, public access and additional use of the waterfront, specific Port facilities and economic and financial justifications for the kind and extent of Port development proposed. Each entity should take the responsibility for that portion of the planning within the primary jurisdiction of that entity. In the absence of such a co-ordinated plan it will be difficult for the City Planning Commission to evaluate any future Capital Improvement Programs."

Mr. Steele stated that the staff of the Department of City Planning had been advised by the Port Commission that a Master Plan for areas contiguous to the water had been adopted by the Port Commission August 12, 1970; however, the staff of the Department of City Planning had not yet had an opportunity to review that Master Plan in detail. Under the circumstances, the City Planning Commission would have to make its own decision as to whether the language being recommended by the staff of the Department of City Planning or the language being recommended by the Port Commission should be included at the bottom of page 115 of the staff report.

President Newman suggested that it might be preferable for the Commission to defer action on the policy statement until a later date.

John Yeomans, Controller for the Port Commission, stated that there was basic agreement on the actual projects being proposed; and he hoped that the projects would be approved by the Commission as submitted during the course of the present hearing.

The Director suggested that the Commission should proceed with its review of individual projects even if it wished to defer action on the policy statement. He then called attention to a note which had been attached to Project No. 775.71.103 on page 117 of the report which read as follows:

"The 'A' rating is contingent upon this project being carried out in conformity with the South Bayshore Plan, adopted by City Planning Commission Resolution 6486. Plans shall be submitted to the Department of City Planning for review and approval."

He stated that the Port Commission had requested that the words "and approval" be deleted from the end of the policy statement. However, since the Commission would either have to approve or disapprove the project when it is before them as a Master Plan referral, he felt that the statement should not be changed. In any case, the Board of Supervisors would be able to overrule the recommendation of the City Planning Commission.

Mr. Yeomans stated that Miss Wolfe, Director of the Port Commission, was primarily concerned with the amount of detail which would be involved in the Commission's approval.

The Director recommended that the word "approval" be replaced with the word "recommendation". Mr. Yeomans stated that the change would be acceptable.

The Director then called attention to a policy statement which had been attached to Project No. 775.71.104 on page 118 of the staff report, which read as follows:

"This project is approved in concept only, provided that the existing and potential waterfront recreation activity is protected and enhanced. Development should not proceed until the plan recommended in the policy statement on page 115 has been formulated."

He stated that the Port Commission had requested that the policy statement be reworded as follows:

"This project is approved in concept. Detailed design of the facility should provide for the existing and potential waterfront recreation activity in this area in accordance with the policy statement on page 115."

John Yerman, Director for the Port Commission, stated that there was basic agreement on the subject being proposed; and he hoped that the project would be approved by the Commission at the meeting during the course of the present meeting.

The Director suggested that the Commission should proceed with the review of individual projects even if it wished to delay action on the policy statement. He then called attention to a note which had been attached to Project No. V-11.103 on page 113 of the report which read as follows:

"The project is contingent upon this project being carried out in conformity with the South Bayshore Plan, adopted by the Planning Commission in 1968. It shall be submitted to the Department of City Planning for review and approval."

He stated that the Port Commission had requested that the words "and approved" be deleted from the end of the policy statement. However, since the Commission would either have to approve or disapprove the project when it is before them as a direct item, he stated that the statement should not be changed. In any case, the Board of Supervisors would be able to overrule the recommendation of the City Planning Commission.

Mr. Yerman stated that Miss Woot, Director of the Port Commission, was primarily concerned with the amount of detail which would be involved in the Commission's approval.

The Director recommended that the word "approved" be replaced with the word "recommended". Mr. Yerman stated that the change would be accepted.

The Director then called attention to a policy statement which had been attached to Project No. V-11.104 on page 113 of the same report which read as follows:

"This project is approved in concept only; provided that the existing and potential waterway and recreation activity is protected and enhanced. Development should not proceed until the plan is included in the policy statement on page 113 as been formulated."

He stated that the Port Commission had requested that the policy statement be removed as follows:

"This project is approved in concept. Details design of the facility should provide for the existing and potential waterway recreation activity in this area in accordance with the policy statement on page 113."

The Director stated that he did not see any substantial difference between the two policy statements; however, he preferred the wording which had been recommended by the staff of the Department of City Planning.

Mr. Yeomans agreed that the difference was only one of semantics. In submitting the revised statement, Miss Wolfe had attempted to formulate a policy which would not tie down the Port Commission as much as the statement which had been drafted by the Department of City Planning.

Commissioner Porter suggested that the Commission should accept the wording which had been suggested by the Director of the Port Commission since there seemed to be little substantive difference between the statements.

Commissioner Rueda asked for further clarification of the Port Commission's objection to the language recommended by the staff of the Department of City Planning. Mr. Yeomans stated that the issue was one of whether "the dog wags the tail, or the tail wags the dog". Miss Wolfe would be willing to cooperate with another city agency in the preparation of plans for Port owned properties which are not needed for shipping; however, she wished to avoid any situation which would allow any other agencies to change or delay the construction of shipping facilities.

Commissioner Rueda stated that he preferred the language which was being recommended by the Department of City Planning staff.

President Newman suggested that the Commission should defer action on both of the policy statements in question until a later meeting.

After further discussion, it was moved by Commissioner Rueda, seconded by Commissioner Porter and carried unanimously that the projects submitted by the Port Commission be approved as in conformity with the Master Plan subject to the recommendations and notes contained in the staff report dated January 8, 1971. Two policy statements contained in the staff report will receive further consideration by the Commission at a later date.

Mr. Shaw reviewed the projects which had been submitted by the Airports Commission as they appeared on pages 89 thru 94 of the staff report. During the course of his presentation, he suggested that the priority rating for Project No. 727.71.110 should be changed from "non-applicable" to "essential." The project involved expansion of a parking garage and construction of a supporting structure for proposed rapid transit. The Director agreed with the change of rating which had been recommended by Mr. Shaw.

After discussion, it was moved by Commissioner Rueda, seconded by Commissioner Miller and carried unanimously that the projects of the Airports Commission be approved as in conformity with the Master Plan subject to the recommendations and notes contained in the staff report dated January 8, 1971, as modified.

The Director stated that he did not see any substantial difference between the two statements; however, he preserved the wording which had been recommended by the Board of the Department of City Planning.

Mr. Yeoman agreed that the difference was only one of semantics. In reviewing the revised statement, Miss Wolfe had attempted to eliminate a policy which would not tie down the Port Commission as such as the statement which had been drafted by the Department of City Planning.

Commissioner Ford suggested that the Commission should accept the wording which had been suggested by the Director of the Port Commission since there seemed to be little difference between the statements.

Commissioner Knabe asked for further clarification of the Port Commission's position on the language recommended by the Board of the Department of City Planning. Mr. Yeoman stated that the issue was one of whether "land" or "water" was the right word to use. Miss Wolfe would be willing to cooperate with the other city agency in the preparation of plans for portward properties and the need for the plan; however, she wished to avoid any situation which would allow any other agency to change or delay the construction of shipping facilities.

Commissioner Knabe stated that he preferred the language which was recommended by the Department of City Planning staff.

Commissioner Newman suggested that the Commission should defer action on the policy statements in question until a later meeting.

After further discussion, it was moved by Commissioner Newman, seconded by Commissioner Ford, and carried unanimously that the policy statement be approved as in conformity with the Director's plan dated January 6, 1951. The recommendation and notes contained in the staff report dated January 6, 1951, two policy statements contained in the staff report will remain in effect as recommended by the Commission at a later date.

Mr. Shaw reviewed the projects which had been submitted by the Airport Commission as they appeared on pages 22 and 23 of the staff report. In the course of his presentation, he suggested that the priority rating for the project involving expansion of a parking garage and construction of a parking structure for proposed rapid transit. The Director agreed with the change of rating which had been recommended by Mr. Shaw.

After discussion, it was moved by Commissioner Knabe, seconded by Commissioner Ford, and carried unanimously that the projects of the Airport Commission be approved as in conformity with the staff report dated January 6, 1951, as modified.

Mr. Haney summarized the projects which had been submitted by the Municipal Railway as shown on pages 95 thru 100 of the staff report. During the course of his presentation, he called particular attention to the projected increase in debt service for nonprofit corporation bonds from approximately \$3.0 million in 1971-72 to \$6.9 million in 1972-73 and to \$9.8 million in 1973-74. As this debt service will be a direct charge against the Capital Improvement Fund or the General Fund, rather than departmental revenues, the staff recommends adoption of a policy statement on page 95 which reads as follows:

"The Municipal Railway should actively explore the feasibility of joint use or multiple use of the subject premises and also the sale or lease of air rights over any building sites so as to reduce its claims upon ad valorem and sales tax financing."

After discussion, it was moved by Commissioner Porter, seconded by Commissioner Rueda, and carried unanimously that the projects of the Municipal Railway be approved as in conformity with the Master Plan subject to the recommendations and notes contained in the staff report dated January 8, 1971.

Mr. Haney described the projects which had been submitted by the Water Department and which appeared on pages 101 thru 108 of the staff report. Comparison with the schedule of projects submitted last year reveals a significant shift in the pattern of funding from reliance on departmental revenues to the alternative or proposed general obligation bonds. After discussion, it was moved by Commissioner Porter, seconded by Commissioner Rueda, and carried unanimously that the projects of the Water Department be approved as in conformity with the Master Plan subject to the recommendations and notes contained in the staff report dated January 8, 1971.

Mr. Haney then summarized the projects submitted by the Hetch Hetchy System as they appeared on pages 109 thru 114 of the staff report. Comparison with the schedule of projects submitted last year reveals that four major projects for increasing the potential capacity of the system to generate additional electric power have dropped out pending restudy of their feasibility. As a result, the aggregate funding from proposed general obligation bonds has dropped from \$216 million to \$55.1 million. After discussion, it was moved by Commissioner Rueda, seconded by Commissioner Porter, and carried unanimously that the projects of the Hetch Hetchy System be approved as in conformity with the Master Plan subject to the recommendations and notes contained in the staff report dated January 8, 1971.

Mr. Jung described the projects which had been submitted by the Recreation and Park Commission which were shown on pages 42 thru 53 of the staff report. After discussion, it was moved by Commissioner Porter, seconded by Commissioner Miller, and carried unanimously that the projects of the Recreation and Park Commission be approved as in conformity with the Master Plan subject to the recommendations and notes contained in the staff report dated January 8, 1971.

Mr. Hanes summarized the projects which had been submitted by the Municipalities. He showed on pages 22 thru 100 of the annual report, during the review of the presentation, he called particular attention to the projected increase in debt service for municipal corporations bonds from approximately \$3.3 million in 1971-72 to \$6.7 million in 1972-73 and to \$12.5 million in 1973-74. He said that service will be a direct charge against the Capital Improvement Fund. The General Fund, rather than general fund revenues, the state recommended adoption of a policy statement on page 25 which reads as follows:

"The Municipalities should actively explore the feasibility of joint use or multiple use of the subject programs and also the sale or lease of air rights over any building sites so as to reduce the claims upon the water and sales tax the project."

After discussion, it was moved by Commissioner Foster, seconded by Commissioner Probst, and carried unanimously that the project of the Municipalities be approved as in conformity with the Master Plan set forth in the report dated January 6, 1971.

Mr. Hanes described the projects which had been submitted by the Water Department and which appeared on pages 101 thru 110 of the annual report. Comparison with the schedule of projects submitted last year reveals a significant shift in the pattern of funding from general fund revenues to the alternative in special general obligation bonds. After discussion, it was moved by Commissioner Foster, seconded by Commissioner Probst, and carried unanimously that the project of the Water Department be approved as in conformity with the Master Plan set forth in the report dated January 6, 1971.

Mr. Hanes then summarized the projects submitted by the Hatch Hatchy System as they appeared on pages 109 thru 110 of the annual report. Comparison with the schedule of projects submitted last year reveals that four major projects have been added to the potential capacity of the Hatch Hatchy System. As a result, the power have changed the body of their feasibility. As a result, the aggregate funding from proposed general obligation bonds has dropped from \$10 million to \$3.1 million. After discussion, it was moved by Commissioner Probst, seconded by Commissioner Foster, and carried unanimously that the project of the Hatch Hatchy System be approved as in conformity with the Master Plan set forth in the report dated January 6, 1971.

Mr. Jung described the projects which had been submitted by the Recreation and Park Commission which were shown on pages 23 thru 24 of the annual report. After discussion, it was moved by Commissioner Foster, seconded by Commissioner Probst, and carried unanimously that the project of the Recreation and Park Commission be approved as in conformity with the Master Plan set forth in the report dated January 6, 1971.

Mr. Shaw summarized the projects which had been submitted by the Social Service Commission as they appeared on pages 13 and 14 of the staff report. After discussion, it was moved by Commissioner Porter, seconded by Commissioner Rueda and carried unanimously that the projects of the Social Services Commission be approved as in conformity with the Master Plan subject to the recommendations and notes contained in the staff report dated January 8, 1971.

The meeting was adjourned at 12:05 P.M.

Respectfully submitted,

Lynn E. Pio
Secretary

Mr. Olson summarized the projects which had been submitted by the various
Service Commissions as they appeared on pages 13 and 14 of the report.
After discussion, it was moved by Commissioner Foster, seconded by Commissioner
Hawke and carried unanimously that the projects of the Social Service Commission
also be approved as in conformity with the Master Plan subject to the recommen-
dations and notes contained in the special report dated January 2, 1951.

The meeting was adjourned at 11:05 P.M.

Respectfully submitted,

Dean H. Ho
Secretary

SAN FRANCISCO

CITY PLANNING COMMISSION

Minutes of the Regular Meeting held Thursday, January 14, 1971.

The City Planning Commission met pursuant to notice on Thursday, January 14, 1971, at 2:15 P.M. in the Meeting Room at 100 Larkin Street.

PRESENT: James J. Finn, Mortimer Fleishhacker, Mrs. Charles B. Porter, John Ritchie, and Hector E. Rueda, members of the City Planning Commission.

ABSENT: Walter S. Newman, President; Thomas J. Mellon, member of the City Planning Commission.

The staff of the Department of City Planning was represented by Allan B. Jacobs, Director of Planning; R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator); Dean L. Macris, Assistant Director - Plans and Programs; Robert Passmore, Planner V - Zoning; William Proctor, Planner IV; Walter Stoll, Planner III - Transportation; James Jeffrey, Planner III; Jeanne Dierkes, Planner II; John Sanger, Planner II; and Lynn E. Pio, Secretary.

APPROVAL OF MINUTES

It was moved by Commissioner Fleishhacker, seconded by Commissioner Finn, and carried unanimously that the minutes of the meeting of December 10, 1970, be approved as submitted.

CURRENT MATTERS

Allan B. Jacobs, Director of Planning, reported that the Fire, Safety and Police Committee of the Board of Supervisors, in session at the City Hall, was scheduled to consider proposals for the construction overpasses on the Great Highway and 19th Avenue. Both matters had been discussed by the City Planning Commission during its Capital Improvement Program Review on January 8, 1971; and the policy position taken by the Commission at that time would be made known to the Board's Committee.

The Director informed the Commission that he had been invited to attend an ASPO Workshop in Chicago for two days during the second week of February.

The Director advised the Commission that Commissioner Fleishhacker had been re-appointed to the Commission by Mayor Alioto with swearing-in ceremonies to be held on January 15 at 11:15 A.M.

At this point in the proceedings, Commissioner Ritchie arrived in the meeting room and assumed his seat at the Commission table.

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FORGOTTEN FRIENDS of

10 pages of 1 to 3 lines of text, mostly in the right margin, with some in the left margin. The text is written in a cursive script, likely from the 17th or 18th century. The paper is aged and discolored, with some staining and wear visible. The handwriting is somewhat faded and difficult to read in places.

The only Planning Commission not pursuant to notice on Thursday, January 1, 1970, at 4:15 P.M. in the Meeting Room at 100 Capitol Street.

WITNESSES: James J. Ryan, Northern District of New York; Charles R. Porter, Attorney General of the State of New York; and Victor E. Loebe, member of the Civil Service Commission.

[illegible]

The staff of the Department of Civil Planning was represented by Allan D. Latham, Director of Planning; R. Spencer Steele, Assistant Director - Implementation; James H. Morris, Associate Director - Plans and Studies; Joseph A. Korman, Associate Director - Research; William H. Brown III, Associate Director - Information Systems; and John W. Smith, Jr., Secretary.

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It was noted by Commissioner Reinherke, recorded by Commissioner Finn, that the minutes of the meeting of December 10, 1961, be reviewed as indicated.

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the Board's Committee. The policy position taken by the Commission at that time would be made known to the Commission during the Council Agreement Program Review on January 6, 1981, and Higgins and I will ensure that matters not been discussed by the City Planning Department be considered prior to the construction overruns of the West Tower. To the Committee on the Board of Supervisors, in session at the City Hall, was Allen B. Lewis, Director of Planning, reported that the First, Second, and

2. The Director informed the Commissioner that he had been invited to attend the Asian Games in Tokyo for two days during the second week of February.

The Director advised the Commission that Commissioner Fleishinger had been re-appointed to the Commission by Mayor Alden with a saving in compensation to be paid on January 12 at 11:15 A.M.

At this point in the proceedings, Commissioner Roschke arrived in the meeting room and assumed his seat at the Commission table.

January 14, 1971

R70.82 - Proposed public housing for family and elderly, Turnkey Program, Haight Street, north line, east of Broderick Street. (Under Advisement from meetings of November 19 and December 17, 1970.)

Robert Passmore, Planner V - Zoning, reported on this matter as follows:

"The subject proposal for 60 units of low-income elderly housing and 7 units of family housing to be constructed under the turnkey process was reviewed by the Commission on November 19, 1970, but the City Planning Commission deferred action to allow: 1) further study of the then proposed plans to provide a greater transition of building height from the high building west of the subject site to the 40 foot height limit of the R-3 district east of the site, and to provide less shaded outdoor open space, 2) to allow review of the proposed project by W.A.P.A.C., 3) to study the need for more than one elevator.

"On November 19, I recommended approval of the site for 68 units of turnkey housing subject to the modification of the proposed plans with regard to height and open space.

"Revised plans have been submitted which had accomplished the general objectives for height and open space. The height of the eastern side of the proposed building has been reduced, resulting in the transition requested, and outdoor open space on the south side of the building has been provided at ground level for family use and at the top of the building adjacent to a common dining and recreation room for the elderly. These changes have resulted in a reduction to 7 rather than 8 family units; the proposal for 60 elderly units remains unchanged. The building is now served by 2 elevators. 13 off-street parking spaces are provided; that number will require approval of a variance by the Zoning Administrator, but the number generally conforms with variances granted other similar projects."

Allan B. Jacobs, Director of Planning, stated that it was his understanding that a copy of the revised plans had been sent to WAPAC for their review.

Evert Heynneman, representing the Housing Authority, stated that WAPAC had not received the latest set of revised plans.

Mr. Passmore stated that the only difference between the plans which had been received by WAPAC and the final plans which had been received by the Department of City Planning was that one of the dwelling units on the ground floor which previously faced a light court on the west side had been altered to face a light court on the east side instead.

The Director noted that the members of the Commission had received a letter from WAPAC opposing the proposed project on the basis of the plans which they had reviewed. He also remarked that the City Planning Commission had previously adopted a resolution establishing a moratorium on construction of additional public housing units for families in certain areas in the Western Addition. However, the property presently under consideration lies outside the boundaries of the Western Addition area affected by the moratorium; and, thus, it was properly brought before the Commission for consideration as the site of a public housing development. He recommended that the proposed project be approved as in conformity with the Master Plan.

Thomas Hsieh, architect for the applicant, called attention to the fact that he had submitted a petition signed by 76 property owners and residents within a 300-foot radius of the property in support of the proposed project. He stated that he was happy with the revisions which had been made in the plans for the project; and, since the project would help to fulfill the City's need for public housing, he hoped that the application would be approved.

Martin Helpman, a retired housepainter living in the Mission Dolores Apartments for the elderly at 1855 - 15th Street, delivered a prepared statement which read, in part, as follows:

"I wish to speak in favor of granting a permit for construction of a low-rent public housing apartment building for senior citizens at Haight and Broderick Streets.

"A point I would like to make today is that the situation of people who reside in retirement buildings is different than those living in regular low-rent family housing.

"In family housing you will find mostly families who are temporarily down on their luck but are expecting a break soon or widows who are trying to raise their children alone but are hoping and expecting to remarry someday.

"In either case, there are plenty of children. Both categories consider public housing a temporary stop on the way to better things in their lives. As a result, they may tend to take little interest in their immediate surroundings as they expect to move soon anyway.

"While in the retirement buildings, you see an altogether different picture. For one thing, there are no children and we consider these apartment our permanent homes and for most of us they are our last homes above ground.

"We are not expecting or wanting to move and take great interest and pride. And I might add a good natured rivalry in furnishing and maintaining our homes in first-class condition -- in other words, we

make good neighbors and are not a detriment to any neighborhood.

"We know that most of us cannot afford car ownership on the small social security and retirement incomes we have. Therefore, parking is not a problem for the elderly. However, finding decent and dignified housing at a rental we can afford, which we all deserve as American citizens and human beings, is a great problem.

"Our building, the Mission Dolores Apartments, would be an asset to any district in San Francisco. If anyone is in doubt we invite them to drive by 1855 - 15th Street any time, day or night, and have a look. If you are really interested, please feel free to ring my bell, or better yet, telephone and I will be glad to show you through the building and grounds and my own apartment. Please arrange for any conducted tours of the interior in daylight hours only, as we retire early."

Albert Englehart, President of Kennedy Towers, stated that the public housing facility in which he lives is quite nice; however, since the waiting list for public housing for the elderly consists of more than 3,000 people, it was obvious that many people had not been as lucky as he. He stated that most of the elderly people in need of public housing have been residents of San Francisco for many years; and he felt that no one should have the right to say that they do not want to have such people in their neighborhood.

Gregory Calegari, 710 Steiner Street, represented the Alamo Square Association. He stated that the members of his association recognized the need for senior citizen housing; however, they felt that the Western Addition is being saturated with large scale public housing projects. Nevertheless, the association had been willing to support another housing project to be constructed only one block from the subject site when that matter was under consideration by the Commission in November. He remarked that the proponents of the application presently under consideration had made no attempt to explain their project to residents of the neighborhood; and his association had been forced to "watch dog" the project all along the way. He emphasized that the members of his association were opposed to a concentration of public housing in a given area of the city; and he noted that the subject property is located only one block away from another public housing project which had already been approved by the Commission. Furthermore, ~~insofar as~~ the Commission had demonstrated more willingness to follow the advice of adjacent property owners in demanding modifications in plans for a public housing project in the vicinity of Scott and California Streets than it had in the subject neighborhood, it seemed to him that the Commission was using a "double standard" in its review of public housing projects. He stated that the Western Addition is becoming a "cesspool" of public housing in San Francisco; and he urged the Commission to require that future projects be constructed on scattered sites throughout the City.

Robert Covington, Executive Director of the Western Addition Project Area Committee (WAPAC), stated that he continued to be of the opinion that the proposed

project should be disapproved. He stated that his organization had waited for more than a month following the Commission's last hearing on the subject proposal before plans were received; and, in their review of those plans, they had been concerned about the size of the building, its compatability with the surrounding neighborhood, the adequacy of the parking being proposed, and the juxtaposition of the proposed senior citizen and family housing. Furthermore, those plans, unlike the ones which were now on display in the meeting room, had proposed only one elevator to serve the senior citizen units. After receipt of the plans, a meeting had been held on January 4; however, since the developer had sent no representative to the meeting, WAPAC had asked its own architect to do a critique of the plans. Subsequently, the Board of Directors of his organization had voted to recommend disapproval of the proposed project on the basis of the plans which had been submitted to them for review. In taking that action, his board had expressed concern about the fact that the 70 elderly people would be forced to live in the same building with as many as 36 children; and, in spite of the fact that the Housing Authority had contended that the only feasible means of providing housing for the elderly is to combine such units with family housing, his organization regarded such combined projects to be undesirable.

Commissioner Porter stated that she had understood that the proposed building would have separate entrances for the family and the elderly units to minimize contact between the senior citizens and the children living in the facility.

Mr. Covington acknowledged that separate entrances had been proposed; however, the most recent plans for the project which were on display in the meeting room showed a second elevator to serve the senior citizen units which would have its entrance from Haight Street. Therefore, even if a key were required for the elevator, senior citizens wishing to use it would have to pass through the family housing lobby. Since his Board of Directors had not reviewed the most recent plans for the project, he could not represent their opinion with regard to the second elevator. However, he felt that the project, even as proposed in the most recent plans, would be undesirable. He was critical of the developer for not coming to the neighborhood to seek suggestions regarding the proposed facility; and he felt that it would have been better for the developer and the Housing Authority to solicit the opinions of senior citizens living in the subject neighborhood rather than the opinion of senior citizens already housed in public housing facilities in the Mission District.

The Director emphasized that the subject property is located outside the area effected by the Commission's moratorium on additional public housing units for families. Furthermore, the project presently under consideration would be fundamentally for elderly people rather than families. He noted that the Commission had delayed action on the proposal for two months to allow interested individuals and groups in the neighborhood to familiarize themselves with the plans for the project; and he felt that it was time for the Commission to take action on the proposal. In his own opinion, senior citizen housing and family housing, if combined well, could be a plus rather than a minus for public housing projects; and

he felt that "ghettoization" by age should not be encouraged anymore than "ghettoization" by race or other factors. He remarked that the Commission had reacted negatively to certain aspects to the proposed development when it had first been brought before them for consideration; and, during the interim, some improvements had been made in the plans, including the provision of a second elevator for use by elderly tenants. Although the revised plans were obviously not ideal from everyone's point of view, they did satisfy the Commission's previously stated concern with scale, relationship to other buildings in the immediate vicinity, and adequate elevator service; and, therefore, he recommended that the project be approved.

Vernon Thorton, also representing WAPAC, stated that the members of his organization were not opposed to public housing for the elderly or public housing in general. However, it seemed to him that too much public housing is being constructed in the Western Addition; and, even though the subject property is located outside the area for which the Commission had established a moratorium on additional public housing for families, the property is in fact located in the Western Addition. He stated that an over-concentration of public housing affects the economic stability of people and creates neighborhoods consisting of only very young and very old people. Furthermore, over-concentration of public housing in any given area of the City is conducive to an ethnic concept which is in violation of the principles of the Department of Housing and Urban Development. He stated that WAPAC had been given only a short time to review the plans for the proposed facility; and, as a result of that review, they had recommended that the proposal be disapproved.

Mary Rogers, 1219 Webster Street, said that it would be absurd to place senior citizens and children together in the same building. She stated that she has 12 children of her own; and, as a result, she knew that children can literally drive older people crazy. She remarked that she will soon be a senior citizen herself; and neither she nor her mother, who already lives in a public housing unit, would want to spend their later years in buildings with large numbers of children. Furthermore, she pointed out that more than 2,000 units of senior citizen public housing had already been constructed in the Western Addition; and, regardless of the position which had been taken by the Director of Planning, the subject property is located in the Western Addition area. She did not deny the need for additional public housing for families; however, she felt that such facilities should be located in neighborhoods other than the Western Addition.

Commissioner Finn advised Mrs. Rogers that the Commission had been trying to discourage the concentration of public housing units in areas of the city which already have more than their share of such facilities; and he indicated that he had voted for family public housing units which would be constructed in the Sunset District and other areas of the city. He agreed with the Director that a combination of senior citizen and family housing in the same building need not be bad if it is done well; and, in fact, experts had testified that isolation from children has had an adverse affect on elderly people. The particular project presently under consideration had been a monstrosity when it had first come before

On January 14, 1977, the President's Commission on the Status of Women held its first meeting. The Commission is composed of members from various departments and agencies of the Executive Branch, as well as representatives of the private sector. The Commission's mandate is to study the status of women in the United States and to recommend ways to improve their position. The Commission's first meeting was held in the White House, and was attended by the President, the Vice President, and members of the Commission. The Commission's first meeting was a success, and the members agreed to work together to improve the status of women in the United States.

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the Commission; however, through subsequent willingness of the developer to compromise, the plans had been modified to the extent that a reasonable project was now being proposed. He felt that the subject site is well located for senior citizen housing since it is located close to public transportation and to downtown San Francisco; and, since the property is located outside the area affected by the Commission's previously enacted moratorium on additional public housing units for families, he intended to vote in favor of the proposed project.

Commissioner Ritchie realized that the process of plan revision and modification cannot go on indefinitely if a construction schedule is to be maintained; however, a building such as the one presently under consideration would be a very permanent thing once it has been built. Also, he had felt and continued to feel that the mixture of family and elderly housing being proposed would be undesirable. If the matter were to be continued under advisement, he would like to have an opportunity to read the critique of the plans which had been prepared by WAPAC's architect; and he hoped that Mrs. Rogers would write down her own critique of the project for his review. He remarked that the elevator lobbies would be depressing because of the absence of natural light; and he felt that it would be desirable to relocate those lobbies. The housing which had been designed for the stairway above the roof seemed to him to be unattractive; and he felt that the landscaping being proposed for the site should be depicted more clearly on the plans. He remarked that four studio apartments on each floor would face on a common light court; and, although the Director explained that two of the studio units on each floor would also have outside views, he regarded that feature of the plans to be undesirable. All in all, he was not pleased with the revised plans which had been submitted; and, if a vote were to be taken on the matter during the present meeting, he intended to vote for disapproval of the project.

After further discussion, it was moved by Commissioner Fleishhacker, and seconded by Commissioner Finn that the project be approved as recommended by the Director of Planning. Commissioner Rueda remarked that the major objections to the project had been based not so much on the proposed building itself, as on the fact that individuals and groups had not been approached by the developer with a request that they participate in preparation of the final plans; and, while that seemed to him to be a valid objection, he believed that it would not be economically feasible for the developers to continue the process of compromise in which they had been engaged. He intended to vote in favor of the project.

When the question was called, the Commission voted 4 - 1 to authorize the Director to report to the Board of Supervisors that the development of Lots 17, 18, and 20 in Assessors Block 1237 for housing of low income families and elderly persons is in conformity with the Master Plan and that said development should be in general conformity with the plans for seven family units and sixty elderly units shown on the plans submitted to the City Planning Commission and marked "Exhibit A" subject to the decision of the Zoning Administrator regarding the provision of off-street parking. Commissioners Finn, Fleishhacker, Porter, and Ritchie voted "Aye"; Commissioner Ritchie voted "No".

R70.87 - Proposed vacation of Miles Street north of California Street.
(Postponed from meeting of December 17, 1970.)

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), reported on this matter as follows:

"Miles Street is 25.5 feet wide, 137.5 feet long, and opens off of the north side of California Street east of Powell Street in the R-5 zoning district. The University Club, which owns Lots 15 and 17, Block 243, most of the abutting property, has petitioned for the vacation. The petitioner has stated that access will be continued for one of the two other owners on the street: the owner of Lot 18, Block 243, with an apartment building at 830 Powell Street which has rear and fire escape access on the west side of Miles Street.

"Miles Street was the subject of a 1904 State Supreme Court decision, *Gilfillan v. Shattuck*, 142 Cal. 27, declaring it to be a private street, owned by the landowners on the east and west sides of the street, with no right to the street on the part of the owner of the property at the north end of the street (now Lot 19). The University Club acquired its property subsequently. It currently has an action in court to quiet title to the street. The purpose of the street vacation action is to obviate the possible contention that the street has become dedicated by public usage. The street has always been shown on City maps."

Mr. Steele stated that the Fire Department had originally objected to the vacation of Miles Street because it provides access to a light court and fire escape belonging to 840 Powell Street (Lot 19) abutting the north end of the street which could be reached by ladders from Miles Street. However, after consideration of the matter was postponed by the City Planning Commission on December 17, 1970, representatives of the Fire Department and the University Club had conferred; and the objections of the Fire Department had been met when the University Club had agreed to preserve access to fire escapes and overhead balconies on its building, to extend the existing dry stand pipe to California Street, and to relocate an emergency release valve to California Street. The courtyard and fire escape at the north end of Miles Street which serves the apartment building at 840 Powell Street has access to Powell Street through the basement and garage.

Philip Diamond, attorney for the University Club, stated that the principal purpose of the vacation request was to clear title to the property occupied by the street which may have come into the public domain through public usage. He stated that the University Club had no intention of constructing a building on the property.

The Director recommended that the proposed street vacation be approved as in conformity with the Master Plan.

After further discussion, it was moved by Commissioner Rueda, seconded by Commissioner Finn, and carried unanimously that the Director be authorized to report that the vacation of Miles Street, north of California Street, as shown on SUR 3170, is in conformity with the Master Plan.

PRESENTATION OF TRANSPORTATION REPORT ON CONDITIONS, PROBLEMS, AND ISSUES.

Walter Stoll, Planner III - Transportation, presented and summarized this report which is available in the files of the Department of City Planning. Following the presentation, he responded to questions raised by members of the Commission.

CURRENT MATTERS CONTINUED

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), noted that the Commission had deferred action on two policy statements affecting Capital Improvement Projects for the Port Commission during its Capital Improvement Program Review on January 8, because the Director of the Port Commission had requested alternate wording for the statements. The first policy statement, which appeared on page 115 of the staff report, had called for preparation of a long term development plan for Port property between China Basin and India Basin; however, the alternate wording which had been recommended by the Director of the Port Commission had stated that a long term development plan had been adopted by the Port Commission on August 12, 1970. Mr. Steele stated that the staff of the Department of City Planning had reviewed that long term development plan and had determined that the plan would appear to be acceptable for its stated purpose at the present time. He remarked, however, that neither the Department of City Planning nor the Director of the Port recognized the plan as a comprehensive development statement plan; and it was clear that such a comprehensive development plan is needed, including at least those plan elements indicated by the Director of the Port as appropriate in her statement proposed for inclusion in the Capital Improvement Program Report. Under the circumstances, he recommended that the wording recommended by the Director of the Port Commission for the policy statement on page 115 of the staff report be adopted.

Subsequently, Mr. Steele recommended that the wording recommended by the Director of the Port Commission for the policy statement on page 118 of the staff report dealing with project 775.71.104 be adopted. He stated that the disagreement between the two departments on the wording of that policy statement was merely one of semantics; and he felt that the statement proposed by the Director of the Port Commission would cover the concerns of the City Planning Commission.

After discussion, it was moved by Commissioner Fleishhacker, seconded by Commissioner Rueda, and carried unanimously that the wording which had been recommended by the Director of the Port for the two policy statements in question be adopted.

The meeting was adjourned at 4:45 P.M.

Respectfully submitted,

Lynn E. Pio
Secretary

PRESENTATION OF PRESENTATION REPORT ON COMPLETION, PROGRESS, AND ISSUES.

Walter Scott, Chairman III - Transportation, presented and summarized this report which is available in the files of the report of City Planning. Following the presentation, he responded to questions raised by members of the Commission.

CURRENT MATTERS DISCUSSED

R. Spencer Steele, Assistant Director - Transportation (General Administrator), noted that the Commission had deferred action on two policy statements regarding Capital Improvement Projects for the Port Commission during the Capital Improvement report. He noted that the Director of the Port Commission had requested additional working for the statements. The first policy statement, which appeared on page 17 of the staff report, had called for preparation of a long term development plan for Port property between China Basin and India Basin; however, the statement working which had been recommended by the Director of the Port Commission had stated that a long term development plan had been adopted by the Port Commission on March 11, 1970. Mr. Steele stated that the staff of the Port Commission had reviewed that long term development plan and had determined that the plan would appear to be appropriate for the stated purpose at the present time. He stated, however, that neither the Department of City Planning nor the Director of the Port Commission had recognized the plan as a comprehensive development plan and it was clear that such a comprehensive development plan was needed, including at least those plan elements indicated by the Director of the Port Commission in his statement made for inclusion in the Capital Improvement report. He stated that the Director of the Port Commission had recommended that the working be adopted by the Director of the Port Commission for the policy statement on page 17 of the staff report be adopted.

Mr. Steele recommended that the working recommended by the Director of the Port Commission for the policy statement on page 17 of the staff report be adopted. He stated that the Director of the Port Commission had recommended that the working be adopted by the Director of the Port Commission for the policy statement on page 17 of the staff report be adopted.

After discussion, it was moved by Commissioner Fishback, seconded by Commissioner Kautz, and carried unanimously that the working which had been recommended by the Director of the Port for the two policy statements in question be adopted.

The meeting was adjourned at 4:45 P.M.

Respectfully submitted,

James V. Ego
Secretary

SAN FRANCISCO
CITY PLANNING COMMISSION

Minutes of the Regular meeting held Thursday, January 21, 1971.

The City Planning Commission met pursuant to notice on Thursday, January 21, 1971, at 1:00 P.M. at 100 Larkin Street.

PRESENT: Walter S. Newman, President; Mortimer Fleishhacker, Thomas J. Mellon, Mrs. Charles B. Porter, John Ritchie, and Hector E. Rueda, members of the City Planning Commission.

ABSENT: John D. Crowley, member of the City Planning Commission.

The staff of the Department of City Planning was represented by Allan B. Jacobs, Director of Planning; Edward I. Murphy, Assistant Director; Ralph A. Mead, Planner IV; William Proctor, Planner IV; Walter Stoll, Planner III - Transportation; James White, Planner II; William Duchek, Planner II; John Phair, Planner II; Trixie Ryan, Planner II; and Lynn E. Pio, Secretary.

Donald Canter represented the San Francisco Examiner; Bill Workman represented the San Francisco Chronicle.

1:00 P.M. Field Trip

Members of the Commission and staff departed from 100 Larkin Street at 1:00 P.M. to take a field trip to properties scheduled for consideration during the Zoning Hearing to be held on February 4, 1971.

2:15 P.M. - 100 Larkin Street

ELECTION OF OFFICERS

It was moved by Commissioner Porter, seconded by Commissioner Fleishhacker, and carried unanimously that Walter S. Newman be re-elected to the position of President of the City Planning Commission.

At this point in the proceedings, Commissioner Ritchie arrived in the meeting room and assumed his seat at the Commission Table.

Commissioner Mellon noted that some of the other City Commissions had dispensed with the office of the vice-president; and, since the City Planning Commission had operated successfully without a vice-president during the last several months, he suggested that consideration might be given to the desirability of leaving the position vacant for the time being. After discussion, the Commission decided to leave the position vacant.

CURRENT MATTERS

Allan B. Jacobs, Director of Planning, advised the Commission that he had met with the Landmarks Preservation Advisory Board on Wednesday to bring that Board up to date on the Department of City Planning's Urban Design Study.

1925-26, May.

269:7 AM TUESDAY

The Director reported that the Chinatown Citizen's Advisory Committee had met on Wednesday evening.

The Director informed the Commission that the Fire, Safety & Police Committee of the Board of Supervisors, meeting on Thursday, January 14, had considered the hazardous traffic situation on the Great Highway and had endorsed the position of the City Planning Commission that a re-examination of the role of that trafficway should be undertaken by the Department of City Planning, the Recreation & Park Department, and the Department of Public Works during the next 60 days. The matter will be reported back to the Committee on March 11.

The Director informed the Commission that the staff of the Department of City Planning had delivered a 50-page document entitled Background Data on Mission Model Neighborhood to the Mission Model Neighborhood Agency. The document is a compilation of data and information from existing reports, most of which were not concerned specifically with the Mission area, but which did include information on this area.

The Director reported that the Streets & Transportation Committee of the Board of Supervisors, meeting next Thursday, will consider the Southern Crossing issue. He indicated that the Board of Supervisors had previously approved an India Basin terminus for the Southern Crossing on February 1, 1965. That specific location had never been considered by the City Planning Commission; however, the Commission had acted on October 8, 1964, to adopt Resolution No. 5829 which:

- 1) urged indefinite postponement of the idea of a Potrero Point Terminus for such a bridge;
- 2) suggested that Sierra Point was a better location;
- 3) suggested postponement at least until effect on BART patronage was known; and
- 4) questioned the inadequacy of existing crossings.

Since the date of the previous action taken by the Board of Supervisors, certain relevant changes had taken place in terms of City Policy, including:

- A. Disapproval of Park Panhandle and Golden Gate Freeways as planned.
- B. Adoption of a transit-first policy for Marin.
- C. BART extension to Airport Study.
- D. Disapproval of second deck on Golden Gate Bridge.
- E. \$100 Million local commitment to the Municipal Railway for new equipment and facilities both for local & BART connected service.
- F. New downtown zoning restricting parking in core and encouraging growth around BART stations.

Certain changes had also taken place with regard to transportation conditions. In 1965 a projection had been made which indicated that the daily volume of traffic on the Bay Bridge would reach 150,000 vehicles by 1975; how-

ever, that volume had been exceeded in 1970 when actual daily traffic on the bridge consisted of 175,000 vehicles. Furthermore, 1970 peak hour traffic on the bridge had reached capacity; and the modal split between AC bus patronage and private vehicles had shifted in favor of transit. In February, 1970, the Division of Bay Toll Crossings had projected that 115,000 vehicles would be using the Bay Bridge in 1975 and that 65,000 vehicles would be using the Southern Crossing in the same year if the new bridge were to be constructed; however, in December, 1970, a different set of projections were prepared for the year 1980 showing that the Bay Bridge would carry 148,000 vehicles and that the Southern Crossing would carry 105,000 vehicles each day for a total volume of 253,000 trips. If the Southern Crossing were not to be constructed, it was estimated that the Bay Bridge would carry 190,000 daily trips by 1980. Other changes in transportation conditions included the following:

- A. Bayfront freeway dropped from the state freeway network and Bayshore Freeway operating at capacity during peak hours.
Implication: no place for the additional vehicles;
- B. Modal split for travel to downtown San Francisco indicates a 12.4% increase in transit patronage for Downtown oriented travel between the years 1955 and 1965, thus reversing a prior trend towards decline of transit patronage.
- C. Streets and parking facilities in Downtown San Francisco have almost reached their capacity.

The Director proceeded to review the pros and cons of the proposed Southern Crossing as he saw them based on information available at the present time as follows:

PROS

1. Diversion of autos travelling between East Bay and San Mateo-southern S.F., lessening congestion on Bay Bridge. Estimated 42,000 diversion from potential 1980 levels. BART assumed to have diverted another 39,000.

2. Diversion of half of truck traffic from Bay Bridge to S.C.. Improved regional truck access to India Basin Industrial Park.

CONS

1. More space on Bay Bridge for downtown oriented travelers from EAST Bay and from Peninsula (and for travelers to areas of S.F. north of Army Street, especially Inner Richmond, Northern Waterfront). Commuters expected to increase by over 150,000 by 1990. Space for 10,000 additional peak period vehicles on Bay Bridge and James Lick.

2. New space for autos, as above. Exclusive lanes could be provided more cheaply on Bay Bridge.

On the 11th day of January, 1944, the Executive Committee of the American Friends Service Committee met at the headquarters of the American Friends Service Committee, 1200 North 17th Street, Philadelphia, Pennsylvania. The meeting was called to order by the Chairman, Mr. J. H. [Name], at 10:00 A.M. The minutes of the previous meeting were read and approved. The following report was presented by the Secretary, Mr. [Name]:

The total income for the month of January was \$1,234.56, and the total disbursements were \$1,123.45. The balance on hand at the close of the month was \$1,098.76. The total income for the year to date is \$12,345.67, and the total disbursements are \$11,234.56. The balance on hand at the close of the year to date is \$1,098.76.

1. The Executive Committee has approved the report of the Secretary and the Treasurer, and has authorized the Treasurer to make the necessary disbursements.

2. The Executive Committee has approved the report of the Secretary and the Treasurer, and has authorized the Treasurer to make the necessary disbursements.

3. The Executive Committee has approved the report of the Secretary and the Treasurer, and has authorized the Treasurer to make the necessary disbursements.

The Executive Committee has approved the report of the Secretary and the Treasurer, and has authorized the Treasurer to make the necessary disbursements.

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PROS (Cont'd.)

3. Only 4% diversion from BART projected, 6,000 trips by 1980 or \$500 thousand in revenues annually.
4. Direct bus and autos access between East Bay and Bayshore for improved employment opportunities.
5. Financial source for shoreline improvements and recreational facilities in India Basin.
6. Improved regional access to Candlestick Park.
7. Better connection between Oakland and S.F. airports.

CONS (Cont'd.)

3. Originally thought BART would be in operation for 7 years prior to S.C. Now 3-4 years. Estimate of diversion does not consider potential diverted after 1990 or possible indirect diversions because of lessened congestion on Bay Bridge.
4. Possible regional improvement but S.F. residents stand to lose as much as to gain since Bayshore and San Mateo industry will be accessible to low-skilled Oakland, etc. residents.
5. Nothing against but may be able to achieve with Hunters Point Freeway or Expressway alone.
6. Nothing against.
7. Sierra Point site better.
8. 50% expansion capacity build into San Mateo-Hayward Bridge and not used to capacity currently designed for. Not projected to be used to capacity with S.C.
9. Costs \$300-400 million. Annual cost from \$15 to 20 million. Annual tolls net above what Bay Bridge will bring anyway only \$6 million if tolls same. Therefore effective subsidy which might be used for transit.
10. Bayshore Freeway and East Bay freeways cannot handle the increase in traffic projected. Likelihood of Bayfront Freeway revival or second deck on Bayshore.

03 1968 ad 1970 100% 100% 100%

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PROS (Cont'd)

CONS (Cond't)

11. Regional development patterns and the city-centered Regional Plan; encouraging sprawl at expense of concentrated development based on transit, especially in Oakland, Berkeley, and Richmond.

12. Indirectly may jeopardize Peninsula BART extension by relieving San Mateo - downtown S.F. congestion, thus diverting potential transit patronage.

Commissioner Ritchie remarked that he was under the impression that the State was already in the process of buying properties in the East Bay for the Southern Crossing project. The Director confirmed that acquisition of property for the project had already begun; however, because of conservationist arguments and because of objections raised by BART when the proposal was heard by the Bay Conservation and Development Commission, the State Legislature had requested the California Toll Bridge Authority to reconsider the matter and to hold additional hearings to gauge the impact of the Bridge on BART and on the environment.

Commissioner Fleishhacker remarked that the cost of the Southern Crossing would be increased greatly if the project were to be delayed for 10 years.

Commissioner Rueda felt that the San Mateo Bridge, if developed to its full capacity, might be sufficient to serve projected traffic volumes, thus obviating the need for construction of a new Southern Crossing.

Commissioner Mellon emphasized that the present policy of the City and County of San Francisco is to favor construction of the Southern Crossing. Because of that fact, and because many other issues and factors would have to be weighed and balanced before it would be possible to make an intelligent decision regarding the desirability of reversing the City's policy, he urged that no action be taken on the matter by the City Planning Commission during the present meeting.

The Director stated that the data now available was beginning to show that the proposed Southern Crossing is not really needed or even desirable; and, under the circumstances, he felt that the Board of Supervisors might wish to recommend that construction of the crossing be postponed at least until such time as BART has been in operation for several years.

Commissioner Fleishhacker questioned whether any relevant information which is not available now would be available after BART begins its operation.

Commissioner Rueda asked the Director if he felt that the West Bay footings for the crossing could be located in some area other than India Basin. The Director replied that he would have no objection to the India Basin location if the Bridge were to be built since the plans which had been prepared for that neighborhood by the Department of City Planning had accepted the Bridge as a "given". Yet, while he did not object to the location which had been chosen, he did question whether the Bridge should be built.

Commissioner Rueda remarked that the State might choose some other location for the Bridge if the project were to be deferred. Therefore, if the Commission wished the bridge to be located with a terminous at India Basin, he felt that the Commission should recommend approval of the project.

Commissioner Porter agreed that the Commission should recommend that the Southern Crossing should be constructed along the route which had previously been approved by the Board of Supervisors.

The Director recommended that he be authorized to present his report on the pros and cons of the proposed Southern Crossing to the Streets and Transportation Committee of the Board of Supervisors next Thursday with a recommendation that the project be postponed at least until such time as the effect of the BART system is known.

Commissioner Mellon remarked that BART had taken a neutral position regarding the effect of the proposed Southern Crossing on its revenues; and, under the circumstances, he felt that the recommendation proposed by the Director would be ill-advised at the present time.

Commissioner Fleishhacker stated that he would have no objection to having the Director present a factual report to the Street and Transportation Committee of the Board of Supervisors; however, he did not believe that a delay in the project could be justified on the basis of any information which might be available after the BART system is in operation, particularly in view of the fact that he did not believe that the operation of BART will produce any information not already available.

Commissioner Mellon stated that he would be agreeable to Commissioner Fleishhacker's proposal that the Director be authorized to make a factual presentation before the Streets and Transportation Committee.

Commissioner Ritchie remarked that the issue under discussion was an extremely complex subject; and he did not feel that he was in a position to vote on the matter at the present time. Under the circumstances, he agreed that the Director should be authorized to make a factual report to the Streets and Transportation Committee of the Board of Supervisors without a recommendation from the City Planning Commission.

January 21, 1971

After further discussion, the Commission voted unanimously to authorize the Director to present a factual report on the issues involved in the Southern Crossing proposal to the Streets and Transportation Committee of the Board of Supervisors at its meeting next Thursday.

The Director then recommended that the Commission cancel its regular meeting scheduled for next Thursday afternoon. After discussion it was moved by Commissioner Porter, seconded by Commissioner Mellon, and carried unanimously that the regular meeting scheduled for Thursday, January 28, 1971, be cancelled.

Consideration of proposal to designate the Saint Mark's Evangelical Lutheran Church at 1135 O'Farrell Street as a Landmark.

Ralph A. Mead, Planner IV - Zoning, summarized the historical and architectural features of the church which had led the Landmarks Preservation Advisory Board to recommend that the church be designated as a Landmark.

Rev. Naylor, Kenneth Maul, and Judith Zaeske, representatives of the Saint Mark's Lutheran Church, were present in the audience to support the proposal for designation of the building as a Landmark.

Allan B. Jacobs, Director of Planning, recommended that the building be designated as a Landmark.

After discussion it was moved by Commissioner Porter, seconded by Commissioner Rueda, and carried unanimously that Resolution No. 6680 be adopted and that the Saint Mark's Evangelical Lutheran Church at 1135 O'Farrell Street be designated as a Landmark.

Presentation of Hallidie Plaza and United Nations Plaza designs by the staff of the Transit Task Force.

The presentation of plans for the two plazas to be located on Market Street at Powell Street and the Fulton Street was made by Milton Bard of the Transit Task Force and by William Hull, Joint Venture Architect. No action was taken by the Commission; however, the plaza proposals will be brought before the Commission as Master Plan referrals in the near future.

Report on the proposed plan of the State Division of Highways for improvements to Doyle Drive.

Allan B. Jacobs, Director of Planning, stated that the General Manager of the Golden Gate Bridge Highway & Transportation District and the Chief Administrative Officer of the City and County of San Francisco had requested that the State Highway Engineer and authorities of the Bridge district investigate the congestion and safety of the Golden Gate Bridge approaches in the Presidio. The State Highway Commission had concurred in the request; and, as a result, a report had been prepared by the State Department of Public Works in November, 1970. That report was subsequently adopted by the State Highway Commission which further directed that specific design documents be prepared for bid by the fall of 1971.

After further discussion, the Commission voted unanimously to proceed to prepare a detailed report on the subject of the proposed highway project to the Federal and Transportation Committee of the House of Representatives as its meeting next Wednesday.

The Director then recommended that the Commission request the report be made available to the public. After discussion it was moved and seconded by Commissioner Foster, seconded by Commissioner Nelson, and carried unanimously that the report be made available for Thursday, January 28, 1971, at 10:00 a.m.

Commission of request to prepare the State Highway Department
at 10:00 a.m. on Thursday, January 28, 1971.

At 10:00 a.m., January 28, 1971, the Commission met in the Board Room of the State Capitol Building, Room 100, for the purpose of discussing the proposed project of the State Highway Department. The project was presented by the Director of the Department, Mr. J. W. Nelson, and the project was discussed by the Commission.

Mr. Nelson, Commissioner Nelson, and Mr. J. W. Nelson, representatives of the State Highway Department, were present in the room to support the project. The project of the Highway Department was discussed by the Commission.

At 10:00 a.m., January 28, 1971, the Commission met in the Board Room of the State Capitol Building, Room 100, for the purpose of discussing the proposed project of the State Highway Department. The project was presented by the Director of the Department, Mr. J. W. Nelson, and the project was discussed by the Commission.

After discussion, it was moved by Commissioner Foster, seconded by Commissioner Nelson, and carried unanimously that the State Highway Department be designated as a highway project.

The project of the State Highway Department
at 10:00 a.m. on Thursday, January 28, 1971.

The project of the Highway Department was discussed by the Commission. The project was presented by the Director of the Department, Mr. J. W. Nelson, and the project was discussed by the Commission. The project was discussed by the Commission.

Report of the project of the State Highway Department
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At 10:00 a.m., January 28, 1971, the Commission met in the Board Room of the State Capitol Building, Room 100, for the purpose of discussing the proposed project of the State Highway Department. The project was presented by the Director of the Department, Mr. J. W. Nelson, and the project was discussed by the Commission. The project was discussed by the Commission.

January 21, 1971

The Director stated that the Department of City Planning had become involved in the project for the following reasons:

1. As directed by the Mayor's office and Board of Supervisors Resolution 690-70 in the "Memorandum of Understanding between the Presidio and the City of San Francisco", the Department is acting in its role as the official planning liaison between the City and the officials of the Presidio; and
2. As directed by the Board of Supervisors Resolution No. 673-70, the Department has a responsibility for insuring the implementation of the Board's stated policies for the Golden Gate - Northern Waterfront Corridor.

Since the Plans being prepared by the State Division of Highways are presently in the process of change, and since the final design had not yet been choosen, it seemed to the Director that it would be appropriate to bring the alternate designs to the attention of the Commission and the Public at this time.

James White, Planner II, reviewed the present status of the project as follows:

"The present arrangement of lanes on the Bridge allows four ten-foot lanes in peak-hour direction. The State Highway Commission has, therefore, authorized improving the Presidio approach to the Bridge to four permanently divided lanes in each direction.

"The design, as proposed by the State Division of Highways, connects with the new toll plaza design being developed by the Golden Gate Bridge Authority, and widens Doyle Drive by a minimum dimension of 44 feet. Southbound into the city it immediately adds a fifth lane at the Merchant Street exchange. Two lanes (one mandatory, one optional) turn onto Park Presidio (presently only one lane turns) and four lanes continue into the Marina/Lombard area.

"The operation of the ramps from the Marina/Lombard area is very similar to the present operation. There would be four 12-foot lanes across both viaducts with a full deceleration lane and on-ramps leading to Park Presidio. The four lanes would continue, adding to the two lanes from the Park Presidio at the toll plaza.

"A divider strip is proposed from the toll area to the Marina and from the intersection of 480 and Park Presidio through the existing Park Presidio tunnel. This strip is similar to the one now being installed on the eastern side of the Oakland/Bay Bridge toll plaza.

The Director stated that the Department of City Planning had been involved in the project in the following manner:

1. As directed by the Mayor's Office and Board of Commissioners Resolution 99-10 in the Department of Transportation, the Department of City Planning and the City of San Francisco, the Department is acting in the role as the official planning liaison between the City and the Director of the Division; and
2. As directed by the Board of Supervisors Resolution No. 87-10, the Department has a responsibility for securing the approval of the Board's stated policies for the Division - Northern Western Division.

Since the plans being prepared by the Board of Supervisors are presently in the process of change, and since the final design has not been chosen, it seemed to the Director that it would be appropriate to present the alternate design to the attention of the Commission and the public at this time.

James White, Planner II, reviewed the present status of the project as follows:

"The present arrangement of lanes on the Bridge shows four lanes in each direction. The State Highway Commission has indicated, however, that the present approach to the Bridge is not permanently divided lanes in each direction.

"This design, as proposed by the State Division of Highways, connects with the new toll plaza design being devised by the State Highway Commission, and which Boyle Drive by a similar extension of 44 feet. Connected with the city it immediately adds a 100 ft. lane at the Market Street entrance. Two lanes (one temporary, one optional) turn onto each approach (presently only one lane turn) and four lanes continue into the Market Street area.

"The operation of the lanes from the Market Street area is very similar to the present operation. There would be four lanes from Market Street, with a full reservation lane and four lanes across the bridge. The four lanes would continue, except for the two lanes from the toll plaza, to the toll plaza.

"A divider strip is proposed from the toll plaza to the Market Street intersection of 40 and Park Street through the existing Park Street tunnel. This strip is similar to the one now being installed on the Market Street of the Oakland Bridge toll plaza.

"Three design alternates are being considered for the Park Presidio to Doyle Drive (eastbound) -- A (600-foot radius), B (500-foot radius), and C (300-foot radius) curves. Both design B and C extend from viaduct 3 along Park Presidio through the length of viaduct 2 on Doyle Drive. Design A extends from viaduct 4 on Park Presidio to the area of the National Cemetery (possibly requiring some adjustments to this cemetery).

"The design from the toll plaza area to Park Presidio/Doyle Drive interchange proposes the widened section as shown on the map, with the improvements extending to viaduct 3 on Park Presidio.

"The proposed improvements will require the removal of some areas of trees in the Presidio. For the most part, this involves removal of eucalyptus with some mature pines (near the National Cemetery).

"The State's report also notes that financing these improvements is a difficult problem and suggested that the City might share in the cost of the project.

"Conclusion

"The Department fully concurs with the State Highway Commission's report as to the necessity of improving the safety of the approaches to the Golden Gate Bridge.

"The proposed improvements to these approaches will have a major impact upon the open space environment in the Presidio. The Department feels that any improvements should be of a minimum design nature consistent with a safe bridge approach system to keep this impact to a minimum level. The capacity of this system should be seen as that necessary to:

- "1. distribute the four inbound lanes to both Park Presidio and Doyle Drive;
- "2. carry the movement from Doyle Drive to Park Presidio (and vice versa); and
- "3. not exceed the four-lane capacity of the bridge in design of northbound lanes to the toll plaza.

The first thing that occurred to me when I saw the map of the state of Alaska was that it was a very large state. It was the largest state in the Union, and it was the only state that was not part of the contiguous United States. It was a state that was very different from the others, and it was a state that was very important to the United States.

The second thing that occurred to me was that the map of the state of Alaska was very different from the map of the contiguous United States. It was a map that was very different from the others, and it was a map that was very important to the United States.

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"Within this concept of minimum design impact, the Department questions three specific areas of the proposals:

- "1. Southbound from the Merchant Street ramp to the Park Presidio/Doyle Drive interchange there is a reduction in traffic; yet the proposed design adds a fifth lane. One lane plus an option lane then turns onto Park Presidio. The staff seriously questions the necessity of this fifth lane (adding a weaving motion to the right for those wishing to turn to Park Presidio). A full acceleration lane for Merchant Street to the main four lanes appears as safe and would reduce the required cut in this section by more than 20 percent. With one mandatory turn lane to Park Presidio and one option lane, only three lanes would need continue over this westernmost section of viaduct 2.

This would reduce the new structure for this section by 25 percent and would not require an extra lane for merging the eastbound traffic from Park Presidio -- a reduction of from 5 to 20 percent in the new structure for this area.

- "2. The Department feels that only alternate C is consistent with this policy of minimizing the impact area, and would accept the lower design speeds implied by this decision.
- "3. Several changes have been made in the northbound direction from viaduct 2, Doyle Drive, to Park Presidio. Whereas the ramp now shown seems acceptable, the system does have four lanes continuing from Marina/Lombard and two lanes from Park Presidio emptying onto the toll plaza stacking area and the four-lane bridge. These six lanes are far enough removed so that over 40 cars would have to "stack up" from the plaza's 12 new toll booths before these lanes would be a part of the plaza's stacking area. The Department also notes that any reduction in the Doyle Drive width at this cross section will make a major reduction in the impact of the improvements. The largest trees which would be removed are in this area.

"The Golden Gate Bridge Authority is presently studying both interim and long-range transit solutions for the northern corridor. The implementation of an acceptable transit solution in this corridor is stated as desired City policy. The Department feels that the proposals by the State are major capital improvements to this corridor. In undertaking this major improvement to the corridor, the Department believes that the State should explore, with the Bridge Authority, the question of a mutually beneficial solution to both the highway and transit problem. A limited access transit lane (possible with "pool" cars added) would seem exceptionally beneficial in light of the present direction of the Bridge's study. To have to return to this area for another round of improvements in the immediate future would appear most wasteful."

The Director recommended that the City Planning Commission endorse the report of the staff of the Department of City Planning and that it authorize him to transmit the report to the Board of Supervisors, the Presidio Authorities, the State Division of Highways, and the State Highway Commission with the following recommendations:

1. The removal of the fifth lane in the southbound direction between Merchant Street and Park Presidio Boulevard and substitution of an acceleration and merging lane;
2. The removal of the fourth lane eastbound between the ramp off to Park Presidio Boulevard and the ramp on from Park Presidio Boulevard;
3. The adoption of design alternate C (the 300-foot radius ramp) between Park Presidio Boulevard and Doyle Drive eastbound;
4. The additional study of the westbound area at the ramp off to Park Presidio Boulevard from Doyle Drive to be more consistent with the policy of minimum design impact by redesigning the ramp system to Park Presidio Boulevard reusing the existing ramps and avoiding the wide, merging lane (marked R2 on the maps);
5. The limiting of the area of improvements along Park Presidio Boulevard so as not to extend beyond the south end of viaduct 3, with exception of the divider median.
6. The inclusion in contract negotiations of adequate clauses to insure that the contractor will cut or damage as few trees as possible during the construction period.
7. The initiation of an investigation in cooperation with the Golden Gate Bridge Authority as to the feasibility of adding a limited access transit lane to Doyle Drive at this time.

Commissioner Fleishhacker asked if the plans being prepared by the State would involve any changes on Park Presidio Boulevard. Mr. White replied that no changes were being proposed on Park Presidio Boulevard south of viaduct 3 or viaduct 4 depending on which alternative radius is chosen to link Park Presidio Boulevard to Doyle Drive.

President Newman asked if the plans would offer different choices for turning onto Lombard Street or Marina Boulevard. Mr. White replied that the revisions would leave operation of the system essentially as it is at the present time.

Commissioner Porter inquired about the number of trees which would have to be removed for the new construction. Mr. White replied that the staff of the Department of City Planning had not make a count of the trees involved; however, areas where the greatest number of trees would be affected were depicted on a map which was posted on the wall of the meeting room.

Commissioner Porter then asked if the San Francisco Department of Public Works had been involved in the project and if that Department had agreed with the recommendations being made by the staff of the Department of City Planning. The Director replied that the two Departments had not reached total agreement regarding the alternatives for merging Park Presidio Boulevard with Doyle Drive. The staff of the Department of City Planning preferred alternative "C" which called for a three hundred-foot radius curve. While that alternative would result in the loss of more trees than the other two alternatives, it would have the least overall impact on the area. The staff of the Department of City Planning also seriously questioned the need for or desirability of a fifth lane for southbound traffic from the Merchant Street ramp to the Park Presidio/Doyle Drive interchange.

S. Myron Tatarian, Director of Public Works, felt that the three hundred-foot radius curve from Park Presidio Boulevard to Doyle Drive would be too tight for safety; and, while he recognized that the safest possible connection, a straight line, would not be feasible, he did believe that the curve should have a minimum radius of three hundred fifty feet. Although any of the alternatives which had been proposed would require removal of Eucalyptus trees, he pointed out that new trees could be planted when the existing ramp is removed.

Mr. Tatarian also believed that it would be a mistake to reduce the number of lanes on the southbound approach to Park Presidio Boulevard from five to four, thus requiring a reduction from four lanes to three lanes on the viaduct. Given the volume of traffic served by the roadway, he believed that the additional lanes being proposed would be needed; and he felt that reduction of the number of lanes at the present time, thus setting the stage for further improvements in the future, would be extremely wasteful.

Commissioner Brown asked if the plan would be different if the plan was prepared by the State would involve any change in the plan. Mr. Brown said that no changes were being made on the plan. He said that the plan was being prepared by the State and that the plan was being prepared by the State and that the plan was being prepared by the State.

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Commissioner Ritchie, noting that Mr. White had mentioned that the State had suggested that the City might share in the cost of the project, asked Mr. Tatarian if he knew how much money the State might be expecting from the City. Mr. Tatarian replied that the State Division of Highways had acknowledged that the proposed improvements should be the responsibility of the State. However, the project had not been assigned a high enough priority to justify immediate action; and, therefore, the State had taken the position that the City and County of San Francisco and the Bridge District should share in the cost of the project if they wished the work to be accelerated. Although the matter was being negotiated, the State had originally indicated that it would expect the City to assume 25% of the cost of the \$10 million project.

Leo J. Trombatore, representing the Engineering Department of the State Division of Highways, stated that some of the misunderstanding regarding the plans which had been prepared for the proposed project might have resulted from lack of familiarity with technical definitions of "traffic safety" customarily used by engineers; and he remarked that it is unusual for people to request that the State Division of Highways design a roadway calling for less safety factors than the State can afford to construct. Plans for the proposed project had been reviewed with the Presidio's engineer who had indicated his concurrence with the proposals made by the State. A survey line had been staked out on the ground to indicate the location of the new structures; and, in addition, a count had been made of the number of trees which would have to be removed. He advised the Commission that the State Division of Highways had previously included clauses in its contracts to insure that its contractors would cut or damage as few trees as possible during the construction; and, as a result, he had no objection to the sixth recommendation which had been made by the Director of Planning. Given the present priority of the project, he estimated that it would be five or six years before the work would be initiated; however, if the City were anxious to proceed with the project at an earlier date, he was confident that the State would be willing to cooperate.

Jerry Drennan, Senior Designer for the State Division of Highways, emphasized that the modifications being proposed would not do anything to change the capacity of Doyle Drive. However, if \$10 million were to be spent on the project, he felt that it was essential that the safety factors of the roadway should be improved. Even if it could be shown that the amount of traffic carried on the roadway is sufficient to justify only three lanes across the viaduct, it would still be essential to construct a fourth lane for purposes of safety, since traffic does not flow or merge like water. Furthermore, he did not feel that the three hundred-foot radius curve which was being recommended by the staff of the Department of City Planning for the connection of Park Presidio Boulevard and Doyle Drive eastbound would be acceptable from a safety standpoint; and he indicated that the minimum acceptable radius, from a safety standpoint, would be one of five hundred feet. Mr. Drennan also questioned the recommendation of the staff of the Department of City Planning concerning the ramp to Park Presidio Boulevard from Doyle Drive westbound.

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Mr. White stated that it was the suggestion of the staff of the Department of City Planning that the design of the new ramp be kept as close as possible to the location of the existing ramp in order to preserve trees.

Commissioner Ritchie, noting that the improvement project had been proposed as the result of a serious accident which had been caused by a reckless driver, asked if many serious accidents had taken place on the roadway. Mr. Drennan replied that statistics have indicated that Doyle Drive is not one of the worst stretches of freeway in the State Highway System as viewed from a safety standpoint.

Commissioner Ritchie asked about the approximate amount of land which would have to be acquired by the State for the proposed project. Mr. Trombatore stated that he did not know exactly how much land would be required; however, he emphasized that the right-of-way would not be fenced and that people would be able to move under the viaducts freely.

Commissioner Ritchie requested that he be provided with information regarding the amount of land to be required for the right-of-way and a list of the major accidents which had taken place on the roadway in the last decade. Mr. Trombatore stated that he would provide Commissioner Ritchie with the information which he had requested.

President Newman asked to what extent traffic on the roadway would be disrupted by the construction project. Mr. Trombatore replied that the extent of the probable disruption had not yet been determined; however, such construction projects always entail some considerable disruption.

Robert Shields, Engineer for the Golden Gate Bridge, stated that the toll plaza at the bridge will have 12 or 13 gates; and, as a result, he felt that every effort should be made to keep traffic lanes approaching the bridge as far apart as possible in order to avoid merging and then diverging traffic. With regard to the safety of Doyle Drive, he remarked that anyone who has driven on the roadway on a foggy and stormy night can testify to the fact that conditions on the roadway are not conducive to safety; and he indicated that three head-on collisions had occurred on the roadway since the August, 1970, accident previously referred to by Commissioner Ritchie.

Commissioner Rueda asked what would be required to change the priority status which the State had given to the project. Mr. Trombatore replied that priorities are established by the California Highway Commission on the basis of State-wide need; and he indicated that 60% of the money available had been allocated to projects in 13 Southern California counties in accordance with recent legislation specifying that those counties should receive 60% of the funds available rather than 55% as in the past.

The staff stated that it was the intention of the staff to prepare a report on the subject of the proposed project and to submit it to the Commission for its consideration.

Commissioner Ritchie, upon the subject of the proposed project, stated that he had been advised by the staff that the project was being proposed in the area of the proposed project and that the project was being proposed in the area of the proposed project.

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Commissioner Ritchie inquired if the Presidio land required for the new right-of-way could be attained from the Federal Government free of charge. Mr. Trombatore replied in the negative and estimated that the land would cost approximately \$1,800,000.

L. B. Landon, Chief of the Master Planning Branch of the Presidio, informed the Commission that a five hundred-foot radius curve for the connection between Park Presidio Boulevard and Doyle Drive eastbound had been shown on the Presidio's Master Plan which had been approved in Washington; and, since a great deal of time would be required to obtain Federal Government approval of an alternative design, he felt that the five hundred-foot radius curve should be constructed as proposed by the State.

Commissioner Ritchie, noting that Mr. Trombatore had estimated the property to be acquired in the Presidio would cost approximately \$1,800,000, estimated that the amount of land to be acquired would range from 18 to 36 acres, depending on the price per acre.

The Director, referring to the disagreement regarding his recommendation of alternate "C" for the connection between Park Presidio Boulevard and Doyle Drive eastbound, remarked that a connection could be designed which would offer absolute safety; yet, such a connection would have a terrible impact on the area. On the other hand, if one were to have the roadways meet a right angle with a stop sign, the connection would offer minimum safety and minimum impact. In making its recommendation for design alternate "C", the staff of the Department of City Planning had attempted to strike a balance between safety and impact.

Mr. Trombatore remarked that traffic safety is nothing more than common sense applied to highway situations; and he did not believe that people feel safe when they are driving on tight-radius curves.

Commissioner Ritchie, referring to remarks previously made by Mr. Trombatore, asked him if he would be prepared to assure the Commission that any trees removed by the proposed construction project would be replaced with an equal or greater number of new trees. Mr. Trombatore replied that the Commission could expect the trees to be replaced in kind.

Michael Fisher, representing the San Francisco Planning and Urban Renewal Association, stated that the primary concern of his organization was that the interchange at Park Presidio Boulevard and Doyle Drive should not be over-designed, thus giving the indication that the Presidio's Master Plan, which calls for a second tunnel leading to the bridge approach, would be implemented.

Robert Lilienthal, President of the Presidio Heights Association of Neighbors, stated that he was concerned about the acreage which would have to be acquired by the State for the new right-of-way. In addition, he raised questions regarding the proposed connections to Park Presidio Boulevard. Mr. White and Mr. Drennan answered his questions regarding the Park Presidio Boulevard connections.

[illegible]

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Commissioner Rueda suggested that it might be desirable for the Commission to adopt a resolution requesting the State to assign a higher priority rating to the project. The Director advised him that Mr. Mellon, the Chief Administrative Officer and a member of the City Planning Commission, is presently negotiating that issue with the State.

After further discussion it was moved by Commissioner Ritchie, seconded by Commissioner Porter, and carried unanimously that the report of the Director of Planning be endorsed and that he be authorized to transmit his recommendations to the Board of Supervisors, the Presidio Authorities, the State Division of Highways, and the State Highway Commission for appropriate action.

The meeting was adjourned at 5:00 P.M.

Respectfully submitted,

Lynn E. Pio
Secretary

January 19, 1944

Ministry of the Interior, Washington

Commissioner Rosen suggested that it would be desirable for the Bureau to have a resolution transmitted to the State in order to determine the status of the project. The Bureau would then advise the State of the results of the investigation. The Bureau would also advise the State of the results of the investigation.

After further discussion it was agreed that the Bureau would advise the State of the results of the investigation. The Bureau would also advise the State of the results of the investigation.

The meeting was adjourned at 1:00 P.M.

Very respectfully,
Special Agent in Charge

W. J. C. [Signature]

SAN FRANCISCO
CITY PLANNING COMMISSION

Minutes of the Regular Meeting held Thursday, February 4, 1971.

The City Planning Commission met pursuant to notice on Thursday, February 4, 1971, at 1:30 P.M. in the meeting room at 100 Larkin Street.

PRESENT: Walter S. Newman, President; James J. Finn, Mortimer Fleishhacker, Thomas J. Mellon, Mrs. Charles B. Porter, and John Ritchie, members of the City Planning Commission

ABSENT: Hector E. Rueda, member of the City Planning Commission.

The staff of the Department of City Planning was represented by Allan B. Jacobs, Director of Planning; R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator); Robert Passmore, Planner V, (Zoning); Ralph Mead, Planner IV, (Zoning); Daniel Sullivan, Planner III, (Zoning); R. Bruce Anderson, Planner III - Administrative; Patricia Peterson, Planner II; Ronald Jonash, Planner II; John Phair, Planner II; and Lynn E. Pio, Secretary.

Donald Canter represented the San Francisco Examiner.

APPROVAL OF MINUTES

The Commission voted unanimously to approve the minutes of the meeting of January 7, 1971, as submitted.

CURRENT MATTERS

Allan B. Jacobs, Director of Planning, reported that the Board of Supervisors, at their meeting on Monday, voted to uphold on appeal the Commission's disapproval of a request for reclassification of property located at 176 Ord Street from R-3 to R-4.

The Director advised the Commission that the proposals for designation of the Bourn Mansion and the Hallidie Building as Landmarks will be considered by the Planning and Development Committee of the Board of Supervisors at its meeting on Tuesday, February 17, at 2:00 P.M.

The Director reported that he had taken a field trip on Wednesday to ride on a BART test car in the East Bay and that he had been impressed by the operation of the system.

The Director reminded the Commission that he will be out of town next Thursday.

The Director recommended the adoption of a draft resolution which would set the date of March 4, 1971, for a public hearing to consider the following Planning Code

CITY PLANNING COMMISSION
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Minutes of the Regular Meeting, held Thursday, February 4, 1971.

The City Planning Commission met pursuant to notice on Thursday, February 4, 1971, at 1:30 P.M. in the meeting room at 100 Larkin Street.

PRESENT: Walter J. Nowack, President; James A. Finn, Mayor; Richard J. Nowack, Vice President; Thomas J. Finn, Treasurer; and John H. Finn, Secretary of the City Planning Commission.

ABSENT: Hector E. Finn, member of the City Planning Commission.

The staff of the Department of City Planning was represented by Allan B. Jacob, Director of Planning; R. Spencer Steele, Assistant Director - Administration (Planning Administrator); Robert W. Steele, Planner I; Ralph Wood, Planner IV (Planning); Daniel Sullivan, Planner II; (Planning); R. Bruce Anderson, Planner III - Administration; Patricia Peterson, Planner II; Ronald Jensen, Planner II; John T. Finn, Planner II; and John E. Finn, Secretary.

Donald G. Finn represented the San Francisco Examiner.

APPROVAL OF MINUTES

The Commission voted unanimously to approve the minutes of the meeting of January 7, 1971, as submitted.

CURRENT MATTERS

Allan B. Jacob, Director of Planning, reported that the Board of Supervisors at their meeting on Monday, voted to uphold on appeal the Commission's disapproval of a request for rezoning of property located at 115 and 125 East from A-1 to R-4.

The Director advised the Commission that the proposals for designation of the Fourth Ward and the Middle Building as landmarks will be considered by the Planning and Development Committee of the Board of Supervisors at its meeting on Tuesday, February 17, at 1:00 P.M.

The Director reported that he had taken a field trip on Wednesday to the San Francisco Bay Area and that he had been impressed by the operation of the system.

The Director reminded the Commission that he will be out of town next Thursday.

The Director recommended the adoption of a draft resolution which would set the date of March 1, 1971, for a public hearing to consider the following Planning Code:

amendments:

1. Amending Section 1004 (b) of the City Planning Code to delete the requirement that specified descriptive and historical data be included in the ordinance designating a Landmark by providing that the ordinance need only make adequate reference to such data;
2. Amendment of Section 1004 (d) to modify the requirement that all procedures for an original designation must be followed in cases where a Landmark has been legally demolished or moved and it is desired to remove the Landmark site from designation.
3. To make any other changes in Article 10 of the City Planning Code required to effectuate the foregoing or otherwise required to reduce unnecessary and wasteful expenditures of money and time, if any, in the administration of the Landmarks preservation program without adversely affecting the purpose or substance of Article 10.

After discussion, it was moved by Commissioner Porter, seconded by Commissioner Fleishhacker and carried unanimously that the draft resolution be adopted as City Planning Commission Resolution No. 6681.

In response to a request made previously by the Commission, the Director reported on the current financial and administrative status of the Model Cities Programs in San Francisco. During the course of the report, Commissioner Finn arrived in the meeting room and assumed his seat at the Commission table.

Commissioner Fleishhacker called attention to a letter which had been received from Norman Rolfe, Chairman of the Transportation Committee of San Francisco Tomorrow, which commended the Director and the Commission on actions which he thought had been taken regarding proposed improvements to the Doyle Drive approach to the Golden Gate Bridge. Commissioner Fleishhacker remarked that it was obvious Mr. Rolfe had misunderstood the action which had been taken by the Commission; and, he requested a letter sent to San Francisco Tomorrow to clarify the action which had actually been taken.

In light of the recent newspaper articles about the possibility of a major development by Southern Pacific on its property located at the foot of Market Street, Commissioner Ritchie suggested that a letter be sent to Southern Pacific expressing the Commission's concern for the preservation of existing view corridors along California and Pine Streets. The Director observed that the Commission had acted in 1967 to establish a policy under which all major developments along Market Street, in Downtown San Francisco, will be subject to discretionary review procedures; and, he indicated that he would prepare a letter to Southern Pacific advising them of the Commission's concern and reminding them of the discretionary review policy.

Amendments:

1. Amending Section 1004 (f) of the City Planning Code to delete the requirement that specific descriptive and historical data be included in the ordinance designating a landmark by providing that the ordinance need only make reference to such data;
2. Amendment of Section 1004 (4) to modify the requirement that any procedure for an official designation must be followed in cases where a landmark has been legally designated or moved and it is desired to remove the landmark from that designation;
3. To take any action changes in Article 10 of the City Planning Code required to eliminate the keeping of otherwise required to reduce unnecessary and wasteful expenditure of money and time, if any, in the administration of the landmarks preservation program which adversely affecting the purpose or substance of Article 10.

After discussion, it was moved by Commissioner Farley, seconded by Commissioner Fishbacker and carried unanimously that the ordinance be adopted as City Planning Commission Resolution No. 6601.

In response to a request made previously by the Commission, the Director reported on the current financial and administrative status of the Model Cities Program in San Francisco. During the course of the report, Commissioner Fishbacker asked the meeting room and assumed his seat on the Commission table.

Commissioner Fishbacker called attention to a letter which had been received from Howard Gold, Director of the Transportation Committee of the San Francisco Board of Supervisors, which requested the Commission on actions which he thought had been taken regarding proposed improvements to the Bay Area Bridge approach to the Golden Gate Bridge. Commissioner Fishbacker remarked that it was unusual that Gold had misinterpreted the action which had been taken by the Commission; and, he requested a letter sent to San Francisco Tomorrow to clarify the action which had actually been taken.

In light of the recent past articles about the possibility of a major development by Southern Pacific on the property located at the foot of Market Street, Commissioner Fishbacker suggested that a letter be sent to Southern Pacific executive the Commission's concern for the preservation of existing view corridors along California and Pine Streets. The Director observed that the Commission had acted in 1967 to establish a policy under which all major developments along Market Street, and, in particular, review procedures; and, he indicated that he would present a letter to Southern Pacific advising them of the Commission's concern and reminding them of the discontinuous review policy.

At 1:55 P.M., President Newman announced that the meeting was recessed. Members of the Commission then proceeded to Room 282, City Hall, and reconvened at 2:00 P.M. for the scheduled zoning hearing.

2:00 P.M. - Room 282, City Hall

ZM70.37 - Southwest corner of Jarboe and Peralta Avenues. R-1 to a C-2 District. (Under advisement from meetings of December 3, 1970, and January 7, 1971.)

Robert Passmore, Planner V, (Zoning), stated that the subject application had been taken under advisement from the meeting of January 7, 1971, to enable the applicant's attorney to prepare a draft of an agreement which would specify that Advan Inc. would not object to having the subject property reclassified from C-2 to R-1 in the future. Mr. Passmore stated that the draft of the agreement and waiver had not been received by the staff of the Department of City Planning until Tuesday, February 2, 1971; and, although a copy of the document had been transmitted to the City Attorney for his review, a reply had not yet been received. He stated that the draft agreement, which had been received, specified that both the owners of the property and their lessor (Advan Inc.) would waive and surrender any right which they might have to assert equitable defense of estoppel against the City's returning the subject property to the R-1 District at a later date if the current application were to be approved; and, in addition, the applicants would agree that the property should be used for no other commercial purpose as long as the existing outdoor advertising sign remains.

Chester E. Caldecott, attorney for Advan Inc., stated that he had mistakenly addressed the draft agreement to the City Planning Commission in City Hall rather than at 100 Larkin Street; and, as a result, the Post Office had returned the envelope to his office. He apologized for the document not being received by the Department of City Planning at an earlier date; however, under the circumstances, he felt that the matter should be continued under advisement until such time as the City Attorney has had an opportunity to render an opinion on the draft agreement.

David Siegal, a resident of the subject neighborhood and a member of the Bernal Heights Association, stated that Mr. Caldecott had also prepared a draft of an agreement to be signed by the Bernal Heights Association and the applicants; and, since his neighborhood organization had not yet reached a decision regarding the draft agreement, he also intended to request that the application be continued under advisement. In addition, he requested a copy of the draft agreement, between the applicants and the City, be made available to the neighborhood association for review.

The Director recommended that the matter be continued under advisement until the meeting of March 4, 1971.

Commissioner Fleishhacker asked about the present status of other billboards in San Francisco which were subject to a 1970 termination date. Don McNear, representing

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At 1:35 P.M., President Newman announced that the meeting was recessed. Members of the Commission then proceeded to Room 302, City Hall, and reconvened at 2:00 P.M. for the scheduled today meeting.

1:00 P.M. - Room 302, City Hall

300.37 - Southwest corner of Jarboe and Nevada Avenues, N-1 to a S-2
 District. (Under development from meeting of December 9, 1970,
 and January 7, 1971.)

Robert Newman, James V. (Neddy), stated that the subject application had been taken under advisement from the meeting of January 7, 1971, to enable the applicant's attorney to prepare a draft of an agreement which would specify that Adams Inc. would not object to having the subject property rezoned from C-1 to N-1 in the future. Mr. Newman stated that the draft of the agreement and which had not been received by the staff of the Department of City Planning until Tuesday, January 5, 1971; and, although a copy of the draft had been submitted to the City Attorney for his review, a reply had not yet been received. He stated that the draft agreement, which had been received, specified that both the owners of the property and their tenant (Adams Inc.) would waive and surrender any right which they might have to assert or claim in the future of the property. The City's remaining the subject property to the N-1 District as a later date if the current application were to be approved; and, in addition, the applicant would agree that the property should be used for no other commercial purpose as long as the existing outdoor advertising sign remained.

Charles E. Galbreath, attorney for Adams Inc., stated that he had mistakenly addressed the draft agreement to the City Planning Commission in City Hall rather than at 1000 Franklin Street; and, as a result, the draft agreement had returned the envelope to his office. He apologized for the document not being received by the Department of City Planning at an earlier date; however, under the circumstances, he felt that the matter should be continued under advisement until such time as the City Attorney had had an opportunity to render an opinion on the draft agreement.

David Siegel, a resident of the subject neighborhood and a member of the Board of Neighborhoods, stated that Mr. Galbreath had also prepared a draft of an agreement to be signed by the Board of Neighborhoods Association and the applicant; and, since his neighborhood organization had not yet rendered a decision regarding the draft agreement, he was intended to request that the application be continued under advisement. In addition, he requested a copy of the draft agreement, between the applicant and the City, be made available to the neighborhood association for review.

The Director recommended that the matter be continued until after adjournment until the meeting of March 4, 1971.

Commissioner Weinstein asked about the general status of the general advisory committee which was subject to a 1970 reorganization date. Don Newman, representing

Advan Inc., stated that 55 billboards had been removed, and the only billboard, other than the one presently under consideration, to remain standing is because of legal problems connected with the lease of the site which it occupies.

After further discussion, it was moved by Commissioner Ritchie, seconded by Commissioner Fleishhacker, and carried unanimously that the subject application be continued under advisement until the meeting of March 4, 1971.

CU71.2 - 601 Belvedere Street, southwest corner of 17th Street. Request for an institutional recreation building for use by the Performing Arts Workshop, in an R-2 District. (Under advisement from meeting of January 7, 1971.)

Robert Passmore, Planner V, (Zoning), reviewed the proceedings of the meeting of January 7, 1971, relative to the subject application, noting that it had been the recommendation of the staff, at that time, to disapprove the application. However, the Commission voted to take the matter under advisement for one month to allow the applicant to enlist the support of residents of the subject neighborhood.

Thad Kusmierski, President of the Board of Directors of the Performing Arts Workshop, called attention to the fact that a petition had been circulated asking for signatures in support of the application; and, he indicated the petition had been submitted to the staff of the Department of City Planning. While he had not been able to attend the meeting of January 7, he had read the minutes of that meeting and wished to respond to some of the issues and questions raised at that time. At that meeting, the staff of the Department of City Planning had taken the position that the subject building lacks the proper attributes for the use proposed; however, he felt that such a decision could be made only by the Performing Arts Workshop itself. Some of the residents of the neighborhood had questioned whether the building would meet current fire regulations; however, the offer to purchase the property had been made contingent upon the ability of the Performing Arts Workshop to remodel the building to conform to those requirements. Parking problems had already been cited by residents of the neighborhood as a reason for disapproving the subject application. Yet, while only one full-time staff car, and two part-time staff cars, would be coming to the building, there are in reality, four parking spaces available on the site including the two garage spaces and two on-street parking spaces in front of the garage. Furthermore, most of the classes, conducted by the Performing Arts Workshop, are held between the hours of 9:00 A. M. and 4:00 P. M. when tow-away regulations are not in effect. At the present time, students bring an average of only 4 or 5 automobiles to the Workshop each day. Children are brought to their classes by their parents; teenagers use public transit facilities. In addition, the Workshop had been offered the use of a bus to bring children to the site. He agreed that there is a need for improvement and control of traffic in the area; and, he indicated that the Workshop would support any neighborhood effort to remedy the situation through installation of stop signs at the corner or by alternate means. While some individuals had questioned the need for locating the Workshop in the building presently under consideration, Mr.

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Adrian Inc., stated that 77 billboard had been removed, and the only billboard, other than the one presently under consideration, no longer standing is because of legal problems connected with the lease of the site which it occupies.

After further discussion, it was moved by Commissioner Nichols, seconded by Commissioner Fleischacker, and carried unanimously that the subject application be continued under advisement until the meeting of March 4, 1971.

COMM. 2 - 604 Levee Street, southeast corner of 17th Street, New Orleans. For an institutional recreation building for use by the Region. The area Workshop, in an R-2 District. (Under advisement from meeting of January 7, 1971.)

Robert Patterson, Planner V, (Zoning), reviewed the proceedings of the meeting of January 7, 1971, relative to the subject application, noting that it had been the intention of the staff, at that time, to disapprove the application. However, the Commission voted to take the matter under advisement for one month to allow the applicant to submit the support of residence of the subject neighborhood.

That Commissioner, President of the Board of Directors of the Performing Arts Workshop, called attention to the fact that a petition had been circulated asking for a change in support of the application; and he indicated the petition had been submitted to the staff of the Department of City Planning. While he had not been able to attend the meeting of January 7, he had read the minutes of that meeting and wished to respond to some of the issues and questions raised at that time. At that meeting, the staff of the Department of City Planning had taken the position that the subject building factor and proper structure for the use proposed; however, he felt that such a decision could be made only by the Performing Arts Workshop itself. Some of the residents of the neighborhood had questioned whether the building would meet current zoning regulations; however, the offer to purchase the property had been made contingent upon the ability of the Performing Arts Workshop to remodel the building to conform to those regulations. Parking problems had already been cited by residents of the neighborhood as a reason for disapproving the subject application. Yet, while only one full-time staff car, and two part-time staff cars, would be coming to the building, there are in reality, four parking spaces available on the site including the two garage spaces and two on-street parking spaces in front of the garage. In addition, most of the classes, conducted by the Performing Arts Workshop, are held between the hours of 9:00 A. M. and 4:00 P. M. when roadway regulations are not in effect. At the present time, students bring an average of only 4 or 5 automobiles to the Workshop each day. Children are brought to their classes by their parents; teenagers use public transit facilities. In addition, the Workshop had been offered the use of a bus to bring children to the site. He agreed that there is a need for improvement and control of traffic in the area; and he indicated that the Workshop would support any neighborhood effort to remedy the situation through installation of stop signs at the corner or by alternate means. While some individuals had questioned the need for locating the Workshop in the building presently under consideration, it

Kusmierski remarked that the Workshop had spent a great deal of time trying to locate a suitable site for the facility and had selected the subject building because of its cost and because it is located in a desirable neighborhood which could be expected to respond to the program of the Workshop.

William K. Holsman, 4736 17th Street, stated that petitions had been submitted in support of the subject application which contained almost 500 signatures from people residing in the neighborhood, including approximately 130 signatures from people living within a two-block radius of the subject property. He also submitted a shorter petition which had not previously been filed with the Commission. While he did not wish to play a "numbers game", and while he realized that the numerical count of opponents to the application had probably increased since the last hearing, also, he felt that the petitions which had been submitted testified to the fact that there was a great deal of support for the application among residents of the neighborhood. Mr. Holsman also summarized some of the letters which had been submitted by individuals and organizations in support of the subject application. He then remarked that some of the people in the neighborhood had misunderstood the application at first, thinking that the Workshop had requested commercial zoning for the subject site; and, as a result, some individuals, such as Mrs. Rowley, of 4751 - 17th Street, had been persuaded to sign a petition in opposition to the application; however, when the matter had been clarified, Mr. Rowley wrote a letter to the Commission requesting that his wife's name be removed from the petition and added to the petition in favor of the application.

Dr. Joan Cucek, representing the Mt. Olympus Neighborhood Association, felt that the proposed use would be an asset in the neighborhood; and, she did not feel that the traffic which would be generated by the Workshop should be considered as a valid argument against the application because most of the students attending classes on the site would use public transportation.

A member of the audience called attention to a statement which had been submitted by Assemblyman Willie L. Brown, Jr. in support of the subject application.

Dave Jenkins, a resident of the subject neighborhood, remarked that the neighborhood, which has realized success in many areas, has also been subject to many problems; and, he indicated that the individuals who had taken the lead in raising support for the subject application, had also consistently been the leaders in efforts to overcome the problems of the neighborhood. He stated that he had counted 56 empty parking spaces on Clayton Street during a fifteen minute period on the previous evening; and, he observed that the traffic situation at the intersection of 17th and Belvedere Streets could be improved if stop signs were to be installed. Street noises on 17th Street would be louder than any noise generated by the Workshop which uses only hi-fi equipment or tamborines for its classes. Although people in the immediate vicinity of the subject site seemed to be strongly opposed to the application, he felt they would be delighted by the Workshop after it has been in operation for a few months. In his opinion, denial of the subject application simply on the basis of a technicality would be a serious blow to efforts to

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Mr. Jankowski remarked that the Workshop had been a great deal of time spent in the subject building and had selected the subject building because of its cost and because it is located in a desirable neighborhood which could be expected to respond to the program of the Workshop.

William K. Holman, 4735 17th Street, stated that petitions had been submitted in support of the subject application which contained almost 500 signatures from people residing in the neighborhood, including approximately 130 signatures from people living within a two-block radius of the subject property. He also submitted a shorter petition which had not previously been filed with the Commission. While he did not wish to bring a "numbers game", and while he realized that the number of opponents to the application had recently increased since the last hearing, he felt that the petition which had been submitted applied to the fact that there was a great deal of support for the application from residents of the neighborhood. Mr. Holman also mentioned some of the letters which had been submitted by individuals and organizations in support of the subject application. He then remarked that some of the people in the neighborhood had misunderstood the application thinking that the Workshop had requested commercial zoning for the subject area, and as a result, some individuals, such as Mrs. Hawley, of 4735 - 17th Street, had been persuaded to sign a petition in opposition to the application; however, when the matter had been clarified, Mr. Holman stated a letter to the Commission requesting that his wife's name be removed from the petition and added to the petition in favor of the application.

Dr. Joan Gusek, representing the Mr. Givens Neighborhood Association, felt that the proposed use would be an asset to the neighborhood; and she did not feel that the traffic which would be generated by the Workshop should be considered a valid argument against the application because most of the residents attending classes on the site would use public transportation.

A member of the audience called attention to a statement which had been submitted by Assemblyman Willie L. Brown, Jr. in support of the subject application.

Mr. Jankowski, a resident of the subject neighborhood, remarked that the neighborhood, which has suffered access to many areas, has also been subject to many problems; and he indicated that the individuals who had taken the lead in making support for the subject application had also consistently been the leaders in efforts to overcome the problems of the neighborhood. He stated that he had counted 50 empty parking spaces on Cleveland Street during a fifteen minute period on the street; and he observed that the traffic situation at the intersection of 17th and Cleveland Streets could be improved and it also would be handled. Greater noise on 17th Street would be a factor than any noise generated by the Workshop which uses only light equipment or campfires for the classes. He felt that people in the immediate vicinity of the subject site seemed to be strongly opposed to the application. He felt they would be delighted by the Workshop and that there had been in operation for a few months. In his opinion, denial of the subject application simply on the basis of a technicality would be a serious blow to efforts to

improve the neighborhood. In conclusion, he stated that he had volunteered to provide a bus for use in bringing children to and from classes should traffic, generated by the Workshop, become a real problem.

Joanne Wilson, 711 Ashbury Street, stated that she has three small daughters who are not permitted to wander downhill from their home; and, at the present time, there are no neighborhood activities higher on the hill to occupy their time. If the Performing Arts Workshop was to be approved, her daughters would be able to walk to and from their classes; and, since the Workshop seemed to offer a good program for children, she felt it should be approved.

Glen S. Dee, 615 Belvedere Street, stated that he did not question the value of the program being offered by the Performing Arts Workshop. However, he emphasized that people living in the immediate vicinity of the subject site were opposed to any change in zoning for the property for any purpose. In any case, if the Performing Arts Workshop proposed to serve the Haight-Ashbury neighborhood, he felt that the facility should have a central location in the neighborhood and should not be located on the periphery of the area. He stated that the building, occupying the subject site, consists of a two-bedroom, two-bath dwelling unit above, and a studio apartment below; and, he did not understand how the building could possibly serve the needs of the Workshop, particularly since it had already proved to be inadequate for church use. He remarked that traffic on 17th Street is dangerous and noisy; and, since the Workshop would more than likely close its windows on 17th Street because of the noise, relying on the rear windows of the building to provide ventilation, the noise generated in the building would undoubtedly disturb residents of adjacent buildings. Traffic congestion is already a serious problem in the area; and, if only a few of the students of the Workshop were to drive automobiles to the site, the present undesirable traffic situation would become intolerable. Although considerable neighborhood support had been generated for the proposed facility, Mr. Dee emphasized that only a few of the neighbors in the immediate vicinity of the site had declared their support of the application; and, in fact, 104 residents of the immediate area had signed a petition opposing the application. He displayed a map which he had prepared to indicate which property owners were supporting, opposing, or taking no stand with regard to the subject application; noting that most of the immediate neighbors were opposed to the proposal. In conclusion, he urged the Commission to disapprove the subject application; and, he suggested that the Haight-Ashbury Committee, which had recently been appointed by Mayor Alioto, be requested to find a suitable location for the Workshop.

Wendel Fultz, owner of property located at 619-21 Belvedere Street, advised the Commission that the Haight-Ashbury Council had held a meeting last week to consider the subject application; however, since the number of ballots submitted was greater than the number of people present, the organization had not taken an official stand on the matter. He noted that the Commission had previously received a letter from the Haight-Ashbury Merchants' Association in opposition to the application; and, in view of the fact that many businesses in the area had suffered difficulties and had

improve the neighborhood. In conclusion, he stated that he had volunteered to give a tour of the building to and to a class of students from the neighborhood, and that the building, because of the workshop, would become a real problem.

Joseph Wilson, 111 Ashbury Street, stated that she has three small daughters who are not permitted to wander downhill from their home; and, at the present time, there are no neighborhood activities on the hill to occupy their time. If the forthcoming Arts Workshop was to be approved, her daughters would be able to walk to and from their classes and, since the Workshop seemed to offer a good program for children, she felt it should be approved.

Glen A. Bond, 615 Fairview Street, stated that he did not question the value of the program being offered by the forthcoming Arts Workshop. However, he emphasized that people living in the immediate vicinity of the subject site were opposed to any change in zoning for the property for any purpose. In any case, if the forthcoming Arts Workshop proposed to occupy the Ashbury-Highway neighborhood, he felt that the facility should have a central location in the neighborhood and should not be located on the periphery of the area. He stated that the building, occupying the subject site, consists of a two-bedroom, two-bath dwelling unit above, and a studio and work below, and he did not understand how the building could possibly serve the needs of the Workshop, particularly since it had already proved to be inadequate for church use. He remarked that 1111 Street is dangerous and noisy, and stated that the Workshop would move their office close to its windows on 1111 Street because of the noise, relying on the roof of the building to provide protection. The noise generated in one building would undoubtedly disturb residents living in the other. Traffic congestion is already a serious problem in the area, and, in view of the fact that the Workshop would have access to the street, the present antisocial traffic situation would become intolerable. Although residents of this neighborhood have not been generated for the proposed facility, Mr. Bond emphasized that only a few of the neighbors in the immediate vicinity of the site had declined their support of the application; and, in fact, the residents of the immediate area had signed a petition opposing the application. He displayed a petition which he had prepared to indicate which property owners were supportive, and which he was standing with regard to the subject application; noting that out of the 100 immediate neighbors were opposed to the proposal. In conclusion, he urged the Commission to disapprove the subject application; and, he suggested that the Highway Agency consider, which had recently been approved by Mayor Wilson, be requested to find a suitable location for the Workshop.

Wesley F. Jones, owner of property located at 819-821 Fairview Street, advised the Commission that the Highway Agency had held a meeting last week to consider the subject application. However, since the number of letters submitted was not large, the number of people present, the organization had not taken an official stand on the matter. He noted that the Commission had previously received a letter from the Highway Agency Association in opposition to the application; and, in view of the fact that many businesses in the area had suffered difficulties and had

been forced to relocate, he felt that the concerns of the merchants who have remained should be given special consideration. He believed that commercial activities should be concentrated along Haight Street and that the residential character of the surrounding neighborhood should be maintained; and, therefore, he urged that the subject application be disapproved.

Anna Guth, Secretary of the Haight-Ashbury Merchants and Improvement Association, stated that she had talked with a number of people who felt that the zoning variance being requested would not be advisable for the betterment of the neighborhood.

Donald Switzer, 4721 - 17th Street, stated that his property is located directly to the west of the subject site; and, since the neighbors in the immediate vicinity would be most affected by the proposed use of the property, he felt they should be entitled to determine whether the Workshop would meet the requirements of the neighborhood. He wondered if the building would be adequately soundproofed; and, he felt that a number of other questions should be answered including questions regarding possible increase or decrease in the number of students attending the Workshop, the age bracket of the students, the hours during which classes would be scheduled, and the volume of the hi-fi set to be used by the Workshop.

Viola Eddington, 618 Belvedere Street, stated that she was not opposed to the Performing Arts Workshop itself, but to the location of such a facility on the subject property; yet, because of her opposition to the application, she had received threatening telephone calls accusing her of racial prejudice against black people in spite of the fact that she is black herself and claiming that she was anti-children in spite of the fact that she had earned a membership in the national P.T.A. because of her work with children.

The Secretary called attention to a number of letters received in opposition to the subject application.

President Newman stated that he had just been handed a telegram from June Dunn urging that use of the subject building by the Performing Arts Workshop be approved.

Allan B. Jacobs, Director of Planning, emphasized that the application under consideration involved a request for a conditional use and not for a change of zone. In any case, the staff of the Department of City Planning regarded the applicant's proposal to be of a marginal nature wherein the weight of honest planning evidence leaned slightly in a negative direction. He felt that it would be fair to say that a more centralized location would be better for the proposed facility; however, he did not feel that the use being proposed would significantly affect the character of the neighborhood in a negative or positive way. The neighborhood had become polarized before on a number of issues; and, it was obvious that the neighborhood had been polarized again in response to the subject application. Under the circumstances, ill feelings would remain in the neighborhood whether the application was approved or disapproved; and, the emotional repercussions would have a more damaging effect

on the neighborhood than would the use which was being proposed. The staff of the Department of City Planning had analyzed the letters and petitions which had been submitted in favor of and in opposition to the subject application; however, the results were not overwhelming in either direction. The only significant factor determined from the analysis was that opposition to the application was intense in the immediate vicinity of the subject site, and that more and more people seemed to be in support of the application as the radius of the area under consideration moved outward from the subject site. His own feeling was that it might be desirable to approve the application for a short period of time; and, if the Performing Arts Workshop would be willing to accept a one-year approval of the application with the knowledge that another application would have to be filed to extend the use beyond that point in time, he would be prepared to make such a recommendation. He realized that some of the residents of the neighborhood might object to such a course of action in the belief that it would be impossible to evict the Workshop at the end of the one-year period; however, if the conditional use authorization were to expire at that time, the Workshop could remain in the building only if a new application were to be approved by the City Planning Commission. The Performing Arts Workshop itself might be reluctant to accept the one-year time limit because of the expenses which would have to be incurred to purchase and remodel the building. Yet, aside from that approach, he had no solution to offer to the problem.

Mr. Jenkins congratulated the Director on his recommendation and indicated that he was confident that the solution would be acceptable to the Performing Arts Workshop.

Commissioner Porter anticipated that the line between those in favor of the applicant's proposal and those opposed would remain essentially the same at the end of a one-year period. She stated that she was concerned about preserving the character of San Francisco's residential neighborhoods; and, she remarked that uses such as the one presently being proposed can make it difficult for other people who want to enjoy peace and quiet. She felt that the Commission should either approve or disapprove the application and that it should not endorse a one-year trial period for the use.

Mr. Jenkins stated that the subject neighborhood had adjusted to other problems and issues; and, he was positive that the Performing Arts Workshop would prove to be acceptable to residents of the neighborhood if it were to be used for a one-year trial period.

Commissioner Mellon asked for an estimate of the amount of money which the Performing Arts Workshop would have to spend to purchase the subject property and to bring the building into conformity with current fire regulations.

Mr. Kusmierski replied that the Performing Arts Workshop would spend between \$50,000 and \$65,000 for the property and between \$10,000 and \$15,000 for modifications to the building. He also remarked that he would be willing to recommend the one-year

trial period to his Board of Directors if that solution were decided upon by the Commission.

Commissioner Mellon suggested that the Board of Directors, of the Performing Arts Workshop, should view the one-year trial period most critically in view of the possibility that the conditional use authorization might be revoked at the end of that period of time.

Commissioner Ritchie asked Mr. Fultz if he would be willing to accept the one-year trial period which had been recommended by the Director of Planning. Mr. Fultz replied in the negative. He believed that it would cost the Performing Arts Workshop at least \$30,000 to remodel the subject building for the use proposed; and, if the conditional use authorization were not to be extended at the end of the one-year period, the Workshop would lose a great deal of money which has been contributed to it by the community for charitable purposes.

Commissioner Fleishhacker felt that the Commission should not take action on the Director's recommendation until such time as the Board of Directors, of the Performing Arts Workshop, has decided whether the one-year trial period would be acceptable.

Mr. Kusmierski stated that the decision of his Board of Directors would inevitably depend upon the amount of money which would have to be invested to make the building usable by the Workshop.

Commissioner Ritchie remarked that in his opinion, approval of the application for a one-year trial period would only result in people on both sides of the issue becoming more abrasive after the one-year period. 'At the end of that time, the Workshop would have purchased the subject property, and, even if they were to defer major improvements on the building, they would at least have a "foot in the door". He had been impressed by the number of people within a 300-foot radius of the subject site who had declared themselves in opposition to the proposal; and, he noted that an additional petition had been submitted in opposition to the application which had not been included in the figures cited by the Director of Planning. He felt that approval of the application for a one-year trial period would only work a hardship on all of the people involved; and, he believed that it would be better for the Commission to make a clear-cut decision on the application at the present time.

After further discussion, it was moved by Commissioner Fleishhacker, seconded by Commissioner Ritchie, and carried unanimously that Resolution No. 6682 be adopted and that the subject application be disapproved.

At 3:15 P.M. President Newman announced a five minute recess. The Commission reconvened at 3:20 P.M. and proceeded with hearing of the remainder of the agenda.

First period to his Board of Directors if that solution were decided upon by the Commission.

The Commission has not suggested that the Board of Directors of the Commission should also have the same period of time to decide upon the solution. It is possible that the Commission will be able to decide upon the solution at the end of the period of time.

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ZM71.1 - Randolph Street, northeast corner of Bright Street.
R-3 to a C-1 District.

Robert Passmore, Planner V, (Zoning), referred to land use and zoning maps to describe the subject property. He stated that each of the three lots has a 25-foot frontage on Randolph Street and a uniform depth of 100 feet for an aggregate area of 7,500 square feet. The corner lot is occupied by a dwelling unit over a 1980 terminating non-conforming use which was formally a pet shop but is now vacant. The center lot is occupied by a 1980 terminating non-conforming barber shop and two flats; and, the most easterly of the three lots is developed with two flats over a garage. The nearest existing commercial district is located two blocks west of the subject properties on Randolph Street. The applicants had stated that the purpose of the application was to allow the legal establishment of a beauty shop on the most easterly of the three lots.

Mrs. Minnie Johnson, one of the applicants, remarked that there is a barber shop located next door to her property; and, there is a grocery store and a large apartment house across the street. Under the circumstances, she felt that approval of the subject application would be justified. She also stated that she hopes to install a beauty shop in her building which would provide a service for residents in the neighborhood. Since the entire neighborhood has a somewhat commercial character already, she felt that she should be able to enjoy the same privileges as other property owners in the area.

No one else was present to speak in favor of the application.

Mrs. Montgomery, 259 Bright Street, submitted a petition, which had been signed by more than 100 residents of the area, in opposition to the subject application. She remarked that Randolph Street is a short street; and, since the neighborhood already has four beauty shops on this street, as well as two other beauty shops on side streets, there would be no need for another beauty shop, which the applicant proposed to open. Furthermore, the subject properties are located in a residential area, and the neighbors living nearby wished to maintain the residential character of the area. The neighborhood already has traffic problems, and reclassification of the subject property for commercial use would only add to the congestion. In conclusion, Mrs. Montgomery remarked that a mini-park is scheduled to be constructed across from the subject properties on Bright Street; and, as a result, she did not feel that the commercial zoning being requested would be appropriate.

Father Custodio, of St. Michael's Church, stated that the neighborhood already has enough beauty shops. Furthermore, he did not feel that approval of the subject reclassification request would contribute towards the betterment of the neighborhood.

Herbert Yarborough, Vice President of OMI, seconded the objections raised by the previous speakers. The commercial zoning being requested would bring more traffic to the neighborhood, thus endangering children who live in the area; and, while

1. The Planning Board, on the basis of the report of the Planning Commission, recommended that the subject property be rezoned from R-1 to R-2.

The subject property, located at the intersection of Main Street and 1st Street, is a two-story commercial building. The property is currently zoned R-1, which is a residential zone. The Planning Commission recommended that the property be rezoned to R-2, which is a commercial zone. The Commission stated that the property is well-suited for commercial use and that the rezoning would be in the public interest. The Planning Board agreed with the Commission's recommendation and voted to recommend that the property be rezoned from R-1 to R-2.

The subject property is located in a commercial district. The property is currently zoned R-1, which is a residential zone. The Planning Commission recommended that the property be rezoned to R-2, which is a commercial zone. The Commission stated that the property is well-suited for commercial use and that the rezoning would be in the public interest. The Planning Board agreed with the Commission's recommendation and voted to recommend that the property be rezoned from R-1 to R-2.

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Further testimony of Mr. McCall, stated that the neighborhood already has enough density and that the rezoning would be in the public interest. The Planning Board agreed with the Commission's recommendation and voted to recommend that the property be rezoned from R-1 to R-2.

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he believed in competition, he did not feel that approval of another beauty shop for the neighborhood would be competition but actually foolishness. Even though Randolph Street looks like a commercial street, it is actually residential in character; and, many of the businesses in the area are closing their doors. He urged that the subject application be disapproved.

Henry Brooks, 219 Bright Street, stated that traffic congestion on the street is so bad at the present time that he often has difficulty getting his automobile out of his garage; and, he felt that reclassification of the subject properties for commercial use would only add to the congestion. Furthermore, he did not feel that a beauty shop would be appropriate in the subject block.

Mike Mooney, a staff member of OMI, emphasized that the Recreation and Park Department had purchased property on the northwest corner of Randolph and Bright Streets for construction of a mini-park; and, he observed that the desirability of the park would be diminished if it were to be located across the street from a commercial area. He stated that the neighborhood had been declared a poverty "target area"; and, in addition, the schools in the area are overcrowded. Under the circumstances, he felt that the Commission should be willing to help the neighborhood improve its situation; and, since reclassification of properties from residential to commercial is one of the most effective ways of deteriorating a neighborhood, he urged that the subject application be disapproved.

The Director recommended that the application be disapproved. He remarked that the three lots involved in the application are completely separated from any existing commercial district; and, although two of the subject lots are currently developed with commercial space, only one of the businesses is currently occupied. The property which one of the applicants hoped to use for a beauty shop, is used exclusively for residential purposes at the present time. A commercial zone already exists within a convenient distance of the subject properties, and he felt that the beauty shop would be more appropriately located in the commercial district. If the subject properties were reclassified for commercial use, additional traffic would inevitably be generated; and, increased traffic congestion at the intersection would be detrimental to the neighborhood mini-park which is to be developed on the northwest corner of Randolph and Bright Streets. He also remarked that approval of the subject application would result in the creation of a "spot zone" of doubtful legality.

After further discussion, it was moved by Commissioner Mellon, seconded by Commissioner Porter, and carried unanimously that Resolution No. 6683 be adopted and that the subject application be disapproved.

an attempt to remove them, but the fact that they were not removed was not a sufficient reason for their removal. The fact that they were not removed was not a sufficient reason for their removal. The fact that they were not removed was not a sufficient reason for their removal.

It was further stated that the fact that they were not removed was not a sufficient reason for their removal. The fact that they were not removed was not a sufficient reason for their removal. The fact that they were not removed was not a sufficient reason for their removal.

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ZM71.2 - 2375 and 2379-81 - 17th Avenue, west line, 90 feet north of Taraval Street; and, 2374 and 2378 - 18th Avenue, east line, 100 feet north of Taraval Street. R-2 to a C-2 District.

Robert Passmore, Planner V, (Zoning), referred to land use and zoning maps to describe the subject property. He stated that the subject application had been filed by Safeway Stores Inc. who wished to construct a 26,000 square foot store fronting on Taraval Street. In order to obtain a sufficient amount of commercially zoned property for the new facility, the subject application had been filed to request that the four adjacent residential properties be included in the commercial district which presently exists on the north side of Taraval Street. Should the application be approved, the residential buildings occupying the subject lots would be demolished. The new store would provide 102 off-street parking spaces, including 16 parking spaces at grade level and 86 spaces on the roof of the store. Access to the parking areas would be from 17th and 18th Avenues and from Taraval Street.

Phil Davidson, representing the Safeway Stores Inc., requested Lot 20 in Assessors Block 2346 be withdrawn from the subject application. He stated that the owner of the property had indicated she would not be willing to sell the property unless she were able to find another suitable house in the neighborhood, and she had not yet located a satisfactory residence. If the owner of the property should express a willingness to sell it in the near future, Safeway Stores Inc. would file a new application requesting reclassification of the property to C-2. If not, the proposed store would be reduced by 3,000 square feet. Mr. Davidson advised the Commission that almost 50,000 people live within a one-mile radius of the subject property; and, he noted that those people are presently served by only two supermarkets. Under the circumstances, many people are leaving the neighborhood to shop in areas where a greater variety of products is available. He did not believe that a new supermarket would drive any of the smaller markets in the neighborhood out of business since there are more than enough customers in the area to patronize both the smaller markets and the supermarkets; and, in any case, the smaller markets can offer personal services which are not available at supermarkets.

Mr. Davidson stated that a letter was on file from the Taraval-Parkside Merchants' Association Inc. expressing that association's full support of the subject application. He also remarked that a project of the magnitude of the one being proposed would stimulate the economic growth of the neighborhood and would bring the City considerably more tax revenue than the residential buildings which presently occupy the subject properties. Mr. Davidson stated that Safeway Stores Inc. was not happy about the fact that the existing dwelling units would have to be removed; and, he indicated that his firm would have been interested in constructing new residential units on top of the store if the property were not subject to a 40 foot height limit.

Commissioner Ritchie asked if a satisfactory store could be constructed on the site if Safeway Stores Inc. failed to obtain Lot 20 in Assessors Block 2346. Mr. Davidson replied in the affirmative.

Roy Anderson, of Anderson Associates, Real Estate Brokers for Safeway Stores Inc., submitted photographs which showed existing conditions on the site. He stated that the new store would be six feet lower than the building which presently exists on the commercially zoned property on the north side of Taraval Street; and, referring to a rendering of another Safeway Store under construction, he described the type of facade treatment which would be given to the building to be constructed on the subject property. He advised the Commission that a meeting had been held during the last week to describe the proposed project to residents of the neighborhood; and, he indicated that 12 of the 16 people attending the meeting had signed a petition favoring the subject application. He submitted the petition for the Commission's files.

President Newman asked for a clarification of the manner in which traffic flow, to and from the property, would be handled. In response, Mr. Anderson described the various points where automobiles would enter and leave the site. He estimated that the market would handle four automobiles every 5 minutes; and, since those automobiles could come from 6 directions, he did not feel that the store would have a noticeable impact on traffic congestion in the area. In any case, it was likely that approximately 75% of the traffic coming to the site would use Taraval Street, which is already a main thoroughfare.

Mario Gaidano, architect for the applicant, commented on ways the design of the proposed building would differ from the design of the building pictured in the rendering which had been posted on the wall of the meeting room.

Lee Ludwig, manager of Safeway's design department, stated he was confident that the parking spaces, to be provided on the site, would be both adequate and attractive; and, he confirmed that the loss of Lot 20 in Block 2346 would not hamper the proposed development.

President Newman asked where the delivery dock would be located. Mr. Ludwig replied that the delivery dock would be located in a concealed area with entrance from 18th Avenue.

Charles O'Callaghan, a realtor and a resident of the subject neighborhood, felt that the investment which Safeway Stores Inc. proposed to make in the neighborhood, would improve the economic stability of the area; and, he was confident that the proposed market would not be detrimental to anyone.

The Secretary called attention to a petition and two letters which had been submitted in opposition to the subject application.

Allan B. Jacobs, Director of Planning, remarked that the shallow depth of the C-2 zoning district on the north side of Taraval Street would prevent the development of that commercial space to contemporary standards; and, thus, the redevelopment of the property from a non-community oriented heavy commercial use to a use more compatible with commercial and residential properties in the area would be

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Roy Anderson, of Anderson Associates Real Estate Brokers for the City of Seattle, submitted a plan for a building which would be located on the north side of the street, between the street and the railroad tracks. The building would be a three-story building with a flat roof. The building would be a commercial building, and would be used for retail purposes. The building would be a three-story building with a flat roof. The building would be a commercial building, and would be used for retail purposes. The building would be a three-story building with a flat roof. The building would be a commercial building, and would be used for retail purposes.

President Newman asked for a clarification of the manner in which the building would be located. In response, Mr. Anderson explained that the building would be located on the north side of the street, between the street and the railroad tracks. The building would be a three-story building with a flat roof. The building would be a commercial building, and would be used for retail purposes. The building would be a three-story building with a flat roof. The building would be a commercial building, and would be used for retail purposes.

Mr. Anderson, architect for the applicant, commented on ways the building is the proposed building would affect the character of the building pictured in the plan. The building would be a three-story building with a flat roof. The building would be a commercial building, and would be used for retail purposes. The building would be a three-story building with a flat roof. The building would be a commercial building, and would be used for retail purposes.

Mr. Anderson, architect for the applicant, stated he was not sure that the building would be a three-story building with a flat roof. The building would be a commercial building, and would be used for retail purposes. The building would be a three-story building with a flat roof. The building would be a commercial building, and would be used for retail purposes.

President Newman asked where the delivery dock would be located. Mr. Anderson replied that the delivery dock would be located in a concealed area with entrance from 14th Avenue.

Charles O. Langford, a resident of the subject neighborhood, said that the building which Anderson has proposed to build in the neighborhood would be a three-story building with a flat roof. The building would be a commercial building, and would be used for retail purposes. The building would be a three-story building with a flat roof. The building would be a commercial building, and would be used for retail purposes.

The Secretary called attention to a petition and the letters which had been submitted in opposition to the subject application.

Allen A. Jacobs, Director of Planning, remarked that the subject building of the proposed building on the north side of the street would be a three-story building with a flat roof. The building would be a commercial building, and would be used for retail purposes. The building would be a three-story building with a flat roof. The building would be a commercial building, and would be used for retail purposes.

impeded. He felt that a new retail store, particularly a supermarket, would both strengthen the community businesses on Taraval Street and provide a broader range of services to residents of the immediate neighborhood. Because of driving patterns in the area, he did not believe the proposed enlargement of the commercial district would increase traffic on residentially zoned streets; and, he felt that the proposed building could be designed in such a way as to be attractive and compatible with nearby properties. Therefore, he felt that the subject application should be approved. In addition, he recommended that another draft resolution, which he had prepared, be adopted by the Commission to establish a policy under which the Commission would conduct a discretionary review of any permit applications based on a C-2 classification of the subject site and the adjoining commercial frontage on Taraval Street, with special attention to be given to building height, landscaping, or other appropriate screening of the commercial activities and accessory parking from the residential streets, restriction of pedestrian and vehicular access primarily to Taraval Street, and requiring design and means of operating off-street parking and loading areas in a manner which will not cause conflict with traffic on Taraval nor adversely affect residential amenities of homes on 17th and 18th Avenues.

Ted Wallenstein stated that he was in favor of the proposal being made by Safeway Stores Inc. However, because of his concern for the protection of adjacent residential properties, he wondered if residents of the neighborhood would have an opportunity to come before the Commission if certain aspects of the market proved to be undesirable. The Director replied that the purpose of the discretionary review procedures which he had recommended to the Commission would be to assure the compatibility of the proposed market with adjacent residential structures.

Mr. Ludwig stated that he had assured adjacent property owners that the new market would be soundproofed and that protective screening would be installed between the market and adjacent residential buildings. Furthermore, he would be willing to meet with property owners in the area to discuss details of the plans for the building as they are developed. He stated that he had offered to purchase the adjacent residential buildings for later resale, however, the owners of the buildings had chosen to remain in the neighborhood.

After further discussion, it was moved by Commissioner Mellon, seconded by Commissioner Finn, and carried unanimously that Resolution No. 6684 be adopted and that application (ZM71.2) be approved in part and withdrawn in part (Lot 20 Assessors Block 2346).

Commissioner Porter asked if the discretionary review procedure would be satisfactory to Safeway Stores Inc. Mr. Davidson replied in the affirmative.

Subsequently, it was moved by Commissioner Fleishhacker, seconded by Commissioner Porter, and carried unanimously that Resolution No. 6685 be adopted establishing a policy whereby the Commission would review under its discretionary authority any permit applications based on a C-2 classification of the subject site and

the adjoining commercial frontage on Taraval Street.

CU71.6 - 150 Spear Street, west line, 183.33 feet south of Mission Street. Request for a parking garage for approximately 77 cars on the basement and first floor levels of a proposed 13 story office building; in a C-3-0 District.

Robert Passmore, Planner V (Zoning), referred to land use and zoning maps to describe the subject property. He stated that the property is presently used as an open parking lot with space for 96 attendant parked automobiles which was approved as a conditional use by the City Planning Commission Resolution No. 6553. The applicants have now proposed to construct an office building with more floor area devoted to off-street parking than permitted as accessory parking in a C-3-0 zoning district. In the subject case, the proposed 77 off-street parking spaces would occupy 13% of the total office building floor area, which is approximately 186,426 square feet; only 7% of the building would be used for parking if the conditional use application were not to be approved. The garage would occupy the basement and portions of the ground floor level of the proposed 13 floor building; and, one off-street loading space would be provided on the ground floor. Except for garage entryways, the street frontage of the ground floor would be occupied by rental commercial space.

At this point in the proceedings, Commissioner Ritchie absented himself from the meeting room.

Harold Major, representing the applicants, stated that he had little to add to the factual presentation which had been made by Mr. Passmore. He noted, however, that the subject property is located in close proximity to the Embarcadero Freeway; and, he remarked that the proposed building would contain approximately one parking space for every 2,000 square feet of floor area devoted to office use.

President Newman asked if the parking spaces would be used by occupants of the proposed building or if they would be made available to the general public. Mr. Major replied that the parking spaces would be used by occupants of the proposed building.

Commissioner Mellon asked if the general public would have an opportunity to use the proposed parking spaces. George DeQuesada, architect for the applicant, replied that the parking spaces could be used by the general public having business to conduct in the proposed building.

No one else was present in the audience to speak in favor of, or in opposition to, the subject application.

Allan B. Jacobs, Director of Planning, remarked that the subject property is located in an area which the Department of City Planning had determined to be

suitable for new off-street parking facilities because of convenient access to the freeway and to non-congested local streets. The number of parking spaces being requested would exceed the number ordinarily permitted by only 20 or 30 spaces; and, the operation of the garage would probably not conflict with adjacent pedestrian or vehicular traffic if the building were designed under conditional use controls. Under the circumstances, he recommended the application be approved subject to six specific conditions as contained in a draft resolution which had been prepared for consideration by the Commission. After summarizing the conditions, he recommended adoption of the draft resolution.

President Newman asked if the conditions which had been recommended by the Director of Planning would be acceptable to the applicants. Mr. DeQuesada replied in the affirmative.

After further discussion, it was moved by Commissioner Porter, seconded by Commissioner Mellon, and carried unanimously that Resolution No. 6686 be adopted, and that the application be approved subject to the conditions contained in the draft resolution.

At this point in the proceedings, Commissioner Ritchie returned to the meeting room and reassumed his seat at the Commission table.

CU71.7 - 1598 Bay Street, northeast corner of Buchanan Street. Request for a parking lot access driveway in connection with the remodeling of a Standard Oil Company gasoline service station; in an R-4 District.

Robert Passmore, Planner V, (Zoning), referred to land use and zoning maps to describe the subject property. He stated that the application involved portions of Lot 7 and Lot 4 in Assessors Block 459. The subject portion of Lot 7 is a rectangle commencing one-hundred feet east of Buchanan Street, having 25 feet of frontage on Bay Street and a depth of 100.33 feet. The portion of Lot 4 would be a triangle having a base of 25.583 feet on Bay Street and a depth adjacent to Lot 7 of 25 feet. The total area of the two parcels would be approximately 2,830 square feet. The subject portion of Lot 7 is now used for unauthorized parking; and, the subject portion of Lot 4 is an access driveway to a P.G.&E. substation. Standard Oil Company had proposed to remodel a service station which presently exists on the commercially zoned portion of Lot 7; and, in conjunction with the proposed remodeling, the applicant wished to obtain permission to use the subject portions of Lot 7 and Lot 4 for off-street parking for three cars and for an access driveway from the street to the pump area.

Hugh Willer, representing the Standard Oil Company, stated that a landscaping plan for the site had been prepared with the cooperation of the Department of City Planning; and, he remarked that the amount of landscaping would have to be reduced if the subject application were not to be approved.

Commissioner Ritchie, noting that the rendering of the proposed service station showed that a large plastic illuminated sign would be installed on the site, asked if such a sign exists on the site at the present time. Mr. Willer replied that the existing sign is larger than the 6 foot x 8 foot sign which was being proposed.

Commissioner Ritchie remarked that even a 6 foot x 8 foot sign would be exceptionally large for the site.

No one else was present to speak in favor of the subject application. Virginia Fusco, secretary of the Marina Civic Improvement and Property Owners Association, Inc., recalled that her organization had opposed Lucky Stores' request for reclassification of property in the subject neighborhood from R-1 to C-2 in 1968; and, after that application had been denied, an apartment building had been constructed on the site. The apartment building has been much more acceptable to the neighborhood than the commercial use would have been. She felt that the proposed service station would inevitably be designed to attract additional automobiles to the area, especially since the existing service station had been able to meet the needs of the Marina District; and, any increase in traffic would be considered undesirable from the neighborhood's point of view. Furthermore, the neighborhood was firmly opposed to further reclassification of property from residential to commercial for any purpose.

David Black, attorney for Merryvale, Inc., 3640 Buchanan Street, agreed with the previous speaker that the obvious intent of the applicant was to expand commercial traffic in the area; and, he felt that traffic in the area had already reached a saturation point. He remarked that there are at least three other service stations in the immediate area; and, he felt that the existing stations should be sufficient to serve the needs of the neighborhood. Even if approval of the subject application would result in a greater amount of landscaping on the service station site, he noted that landscaping is often allowed to deteriorate even when bonds are posted for its maintenance; and, in any case, even if 30 foot Evergreen trees were planted on the property, they would not overcome the impact of the service station. He urged that the subject application be disapproved.

Allan B. Jacobs, Director of Planning, remarked that the existing service station seemed to serve non-neighborhood residents more than neighborhood residents; and, he believed that expansion of the site, thus providing a greater capacity for the service station, would draw additional non-neighborhood traffic to the site through the Marina residential district. Furthermore, he felt that through traffic from Marin County should be kept on Lombard Street; and, he noted that Lombard Street already contains two Standard Oil service stations, one of which had recently been enlarged by a reclassification action taken by the Commission. While the applicant had proposed to landscape the new service station if the subject application were to be approved, he pointed out that nothing would prevent the applicant from landscaping the existing site in a manner which would vastly improve the image of the oil company even if the subject application were to be disapproved. He recommended that the application be disapproved.

Commissioner H. H. White, a civil engineer, stated that the proposed sign would be installed on the north side of the highway at the intersection of the highway and the highway, and that the sign would be installed on the north side of the highway at the intersection of the highway and the highway.

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After further discussion, it was moved by Commissioner Porter, seconded by Commissioner Fleishhacker, and carried unanimously that Resolution No. 6687 be adopted and that the subject application be disapproved.

CU71.8 - 1001 Ocean Avenue, southwest corner of Harold Avenue.
Request for modification of conditions established in
Resolution No. 6172 to allow expansion of an animal
hospital; in an C-2 District.

Robert Passmore, Planner V, (Zoning), referred to land use and zoning maps to describe the subject property. He stated that the property is presently developed with a two-story building with five off-street parking spaces which is being used as a veterinary clinic under a conditional use authorization previously granted by the Commission. The owners of the hospital have now proposed to enlarge the surgical and pre-operative area of the hospital by the addition of 2,015 square feet of occupied floor area. The new construction would eliminate the five off-street parking spaces now on the site; and, if the building were to be expanded, the planning code would require provision of 13 off-street parking spaces. The applicant had proposed that the required parking be provided in an existing leased parking lot across Ocean Avenue to the north of the subject property on P-zoned land owned by the San Francisco Water Department; however, such parking would not meet the requirements of the City Planning Code.

Albert Chafets, one of the owners of the subject property, stated that the proposed expansion would not allow the hospital to bring in more clients. Rather, the principal purpose of the expansion would be to provide adequate space for the preparation of animals for dental work and surgery and to provide additional space for storage of files and bookkeeping materials. He stated that the parking lot which had been leased from the San Francisco Water Department had been blacktopped and improved with sewers, electricity and water; and, since the parking lot can accommodate 17 or 18 automobiles, he felt that it should be sufficient to serve the needs of the animal hospital. He also indicated that he had obtained a letter from the San Francisco Water Department confirming that it had no plans for changing the status of the parking lot in the foreseeable future.

Pericles Gonis, a real estate agent and the manager of an apartment building located adjacent to the subject property, stated that there is a great deal of traffic and parking congestion in the vicinity of the subject property; and, because of that congestion, he had not been able to sell the building owned by his client. He objected to the removal of the five off-street parking spaces from the subject property because he felt that the removal of those spaces would increase traffic congestion in the area.

Mrs. Edwin B. Peterson, 271 Harold Avenue, stated that she had found it difficult to get in and out of her garage because of illegally parked automobiles belonging to customers of the animal hospital; and, she indicated that she and other

residents of the neighborhood had been concerned about the amount of filth on the sidewalks for which the animal hospital and its customers were responsible. She stated that the customers of the animal hospital had not used the parking lot across Ocean Avenue; and, given the amount of traffic on that street, she could easily understand why they would rather park their automobiles on Harold Avenue instead of trying to walk across Ocean Avenue.

Norman T. Freid, co-owner of the subject property, felt that the animal hospital which he and his partner had developed on the property is a model of its kind; and, he believed that it has provided a real service for residents of the neighborhood. He stated that sidewalks in front of the hospital are washed with a hose daily; however, a number of students use the bus stop at the corner and create a mess which should actually be cleaned up by the City. He felt that the leased parking lot across the street should be adequate to serve the needs of the animal hospital; and, he urged that the application be approved.

Allan B. Jacobs, Director of Planning, recommended that the subject application be disapproved both because insufficient public need had been demonstrated for the proposed expansion and because the proposed expansion would require provision of off-street parking which could not legally be provided in the manner proposed by the applicants under the terms of the City Planning Code.

Commissioner Fleishhacker asked if the applicants could reapply at anytime for the requested conditional use authorization if they were able to acquire suitable off-street parking. The Director replied in the affirmative.

Mr. Freid stated that he did not understand why the leased parking lot could not be used to meet the off-street parking requirements of the City Planning Code. President Newman replied that the property owned by the San Francisco Water Department is zoned P; and, he indicated that P-zoned properties cannot be used to meet private parking requirements under the City Planning Code.

After further discussion, it was moved by Commissioner Finn, seconded by Commissioner Porter, and carried unanimously that Resolution No. 6688 be adopted and that the subject application be disapproved.

CU71.9 - 333 Taylor Street, west line, 62.5 feet north of Ellis Street.
Request for modification of conditions established by Resolution No. 6510 to permit erection of a larger sign than is currently authorized for Dollar-A-Day Rent-A-Car Agency.

Robert Passmore, Planner V, (Zoning), referred to land use and zoning maps to describe the subject property. He indicated that the automobile rental lot had been permitted as a conditional use by the City Planning Commission subject to specific conditions which were established by Resolution No. 6510. Subsequently, the applicant had appealed to the Board of Supervisors for removal of Condition No. 5

...of the animal hospital had been concerned about the ... of which the animal hospital and its employees are responsible ... of the animal hospital had not used the parking lot ... given the amount of traffic on that street, she could easily ... their automobiles on Lincoln Avenue instead ... it trying to walk across Main Avenue.

Norman T. Thurn, co-owner of the subject property, told the animal hospital which he said his partner had developed on the property is a model of its kind, and he believed it was provided a new service for residents of the neighborhood. He stated that residents in front of the hospital are washed with ... however, a number of residents use the bus stop. He stated and stated ... by the City. He ... should be adjusted to serve the needs of all ... he wished that the application be approved.

John A. Jacobs, Director of Planning, recommended that the subject property be approved both because insufficient public need had been demonstrated for the proposed expansion and because the proposed expansion would violate provisions of the zoning ordinance which could not legally be provided in the manner proposed by the applicant under the terms of the City Zoning Code.

Commissioner Richardson asked if the applicant could reply to any of the questions Commissioner had submitted and substantiated if they were able to accept the ... The Director replied in the affirmative.

Mr. Thurn stated that he did not understand why the board was taking it so long to make a decision on the application. He stated that the City Planning Board ... the property owned by the San Francisco Water Board ... indicated that the proposed expansion could be used as a ... the City Planning Code.

Commissioner Richardson stated that he was moved by Commissioner Thurn's recommendation that the subject property be approved. He stated that the subject property be approved.

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which limited the size of signs permitted on the automobile rental lot; however, the Board of Supervisors had sustained the action of the City Planning Commission. The applicant has now proposed to replace the existing business sign with a double-faced interior illuminated rotating pole sign having a height of 35 feet. Total area of the face of the sign would be approximately 68 square feet. Erection of such a sign would require modification of the condition previously established by the Commission which limited the automobile rental lot to one sign having a maximum rectangular area of 35 square feet and a maximum height of 24 feet; and, it was that modification which was being requested by the subject application.

John Martini, Vice-President of Dollar-A-Day Rent-A-Car, stated that he had submitted photographs of other signs in the immediate vicinity of the subject property; and, he noted that some of those signs are larger than the sign that he proposed to install. He indicated that his firm has used a sign in the shape of a key because all of the advertising which is done by the firm on a nationwide basis carries a picture of a key as a logo. He remarked that the sign presently used on the subject property is dwarfed by other signs in the area; and, in fact, the sign is less than one half the size of other signs being used by his firm's competitors. He emphasized that his firm had complied with all of the other conditions previously established by the City Planning Commission, even though similar operations located in the same neighborhood have not been required to meet similar demands. Under the circumstances, he hoped the Commission would approve the subject application which would permit him to add three feet to the height of the existing sign and to increase the size of the sign from 4 feet x 7 feet to 5 feet x 8 feet.

Commissioner Fleishhacker asked Mr. Martini if any loss of business attributable to the smallness of the sign had been evident. Mr. Martini replied that a number of customers who had made arrangements for rental automobiles at Dollar-A-Day Rent-A-Car's airport office had indicated that they were unable to find the downtown lot. In any case, after spending \$500,000 a year for advertising to identify the firm with its key shaped logo, the firm naturally wished to be able to use the logo to identify its rental lots.

The Secretary called attention to letters received from Victor Honing and Arnold Browning in opposition to the subject application.

Allan B. Jacobs, Director of Planning, recommended that the subject application be disapproved. He stated that no public need had been demonstrated for a sign larger than that which is now permitted; and, he remarked that the present limitation does not prevent use of the key symbol which the applicant wished to display. The siting of the open car rental lot makes it highly visible to motorists and persons in the immediate vicinity who might desire to rent a car; and, thus, there would appear to be no need for extensive signing on the site. In conclusion, the Director stated that the rotating sign which had been proposed by the applicant would be prohibited by the City Planning Code.

At this point in the proceedings, Commissioner Finn absented himself from the meeting room for the remainder of the meeting.

Mr. Martini stated that the lot is not visible from the street since the resolution previously adopted by the Commission had required a redwood spacer be installed to hide the lot.

After further discussion, it was moved by Commissioner Porter, seconded by Commissioner Fleishhacker, and carried unanimously that Resolution No. 6689 be adopted and that the subject application be disapproved.

The meeting was adjourned at 5:00 P.M.

Respectfully submitted,

Lynn E. Pio
Secretary

At this point in the proceedings, the witness was asked to read the statement he had made to the police on the day of the hearing. He read the statement and then signed it.

10. The Commission has also received information from the Government of India that the Government of India has decided to establish a National Commission for the Rights of the Child.

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SAN FRANCISCO
CITY PLANNING COMMISSION

Minutes of the Regular Meeting held Thursday, February 11, 1971.

The City Planning Commission met pursuant to notice on Thursday, February 11, 1971, at 2:15 P.M. in the meeting room at 100 Larkin Street.

PRESENT: Walter S. Newman, President; Mortimer Fleishhacker, Mrs. Charles B. Porter, John Ritchie, and Hector E. Rueda, members of the City Planning Commission.

ABSENT: John D. Crowley and Thomas J. Mellon, members of the City Planning Commission.

The Staff of the Department of City Planning was represented by Edward I. Murphy, Assistant Director of Planning; Robert Passmore, Planner V - (Zoning); Samuel Jung, Planner IV; Marie Carlberg, Planner III; and Lynn E. Pio, Secretary.

Donald Canter represented the San Francisco Examiner; Bill Workman represented the San Francisco Chronicle.

CURRENT MATTERS

Edward I. Murphy, Assistant Director of Planning, advised the Commission that the Board of Supervisors, meeting next Tuesday, will consider height limits proposed for Port-owned properties south of the Ferry Building.

Mr. Murphy also informed the Commission that a number of matters have been included on the calendar of the Planning and Development Committee of the Board of Supervisors which is scheduled to meet next Wednesday, February 17, 1971.

Robert Passmore, Planner V - (Zoning), stated that a letter had been received from the Board of Directors of the Eureka Valley Promotion Association requesting that a set-back be established on Hartford Street between 17th and 18th Streets which would be consistent with the front building line of dwellings already existing in the block. The letter had also requested that the Commission conduct a discretionary review of any permit building application filed for the vacant property located at 53 Hartford Street prior to the effective date of the set-back ordinance. Mr. Passmore stated that the staff of the Department of City Planning had concluded that a building which would be detrimental to the neighborhood could be constructed on the vacant property in the absence of a formal set-back line; and, therefore, a draft resolution had been prepared for consideration by the Commission which would declare the Commission's intention of holding a public hearing on the matter on April 1, 1971. If the draft resolution were to be adopted, no permit applications could be approved which would not meet the new standards being proposed; and, therefore, discretionary review procedures would not be necessary.

Mr. Murphy recommended that the draft resolution be adopted.

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The above information was furnished by Edward T. [redacted] who represented the Department of the Interior, Bureau of Land Management, Washington, D.C., on August 7, 1968.

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After discussion it was moved by Commission Fleishhacker, seconded by Commissioner Porter, and carried unanimously that the draft resolution be adopted as City Planning Commission Resolution No. 6690 declaring the Commission's intention of holding a public hearing on April 1, 1971, to consider establishing a set-back on Hartford Street between 17th and 18th Streets to be consistent with the front building line of dwellings presently existing in that block.

R70.81 - Sale of City Property at nine different locations.

Portion of Lot 1, Block 206

Marie Carlberg, Planner III, described this property as follows:

"Surplus to the Washington-Clay widening project, a vacant parcel at the southwest corner of Washington and Battery Streets with 97 feet of frontage on Washington Street and 25 feet on Battery Street; zoned C-3-0. The Golden Gateway parking garage is across the street to the east; the U. S. Customs House is across the street north. A remodeled brick office building occupies the adjacent property on the south. Because acquisition for the Washington Street widening has not yet been completed, there is a possibility of extending the system of elevated pedestrian walkways and bridges all the way between Portsmouth Square and the Golden Gateway along Washington Street. This lot would be needed for such a connection."

Mr. Murphy recommended that the Director be authorized to report that the sale of Lot 1, Block 206 should be deferred pending study of the feasibility of extending the elevated pedestrian system westerly from the Golden Gateway along Washington Street.

Commission Porter asked how much time would be required for the study. Mr. Murphy replied that it should be feasible to complete the study within one year.

Douglas Weinkauff, representing the Real Estate Department, stated that the subject parcel of property would definitely not be needed for the widening of Washington Street; and he indicated that the Real Estate Department had received a number of requests asking that the property be placed on the market. Since the property is quite valuable, he felt that it should be returned to the tax rolls either through direct sale or through exchange for another parcel of property.

President Newman asked if the study of the feasibility of extending the elevated pedestrian system westerly from the Golden Gateway along Washington Street had been included in the work program of the Department of City Planning. Mr. Murphy replied in the negative.

The following information was obtained from the records of the Department of the Interior, Bureau of Land Management, regarding the land owned by the United States in the State of California.

1. The total area of land owned by the United States in the State of California is approximately 10,000,000 acres.

2. The land is owned by the United States in several different ways.

3. The land is owned by the United States in several different ways.

4. The land is owned by the United States in several different ways.

5. The land is owned by the United States in several different ways.

6. The land is owned by the United States in several different ways.

7. The land is owned by the United States in several different ways.

8. The land is owned by the United States in several different ways.

The Commission requested that the study be included in the Department's Work Program and that it be completed within one year.

After further discussion it was moved by Commissioner Fleishhacker, seconded by Commissioner Rueda, and carried unanimously that the Director be authorized to report that the sale of Lot 1, Block 206 should be deferred pending study of the feasibility of extending the elevated pedestrian system westerly from the Golden Gateway along Washington Street.

Portion of Lot 1, Block 1643

Miss Carlberg described the subject property as follows:

"Surplus to the rechannelization of the Turk-Arguello-Balboa intersection, an irregularly shaped vacant parcel with a frontage of 25 feet on Arguello Boulevard and 107.35 feet on Balboa Street; 4750 square feet; zoned R-4. Sale to the Housing Authority for housing for the elderly would be desirable as the site is well located for that purpose. Since this is a prominent location for the driver going west on Turk Street, landscaping should be particularly generous."

Mr. Murphy recommended that sale of the subject property be approved as in conformity with the Master Plan with the recommendation that the Housing Authority be offered an opportunity to negotiate for the site before it is put up for sale at auction.

Mr. Weinkauff stated that it is the general policy of the Real Estate Department to consult with the Housing Authority before selling surplus properties at auction.

After further discussion it was moved by Commissioner Rueda, seconded by Commissioner Porter, and carried unanimously that the Director be authorized to report that sale of the surplus portion of Lot 1, Block 1643, is in conformity with the Master Plan with the recommendation that the Housing Authority be offered an opportunity to negotiate for the site before it is put up for sale at auction.

Lot 34, Block 5368

Miss Carlberg described the subject parcel of property as follows:

"Purchased by the City for the Southern-Embarcadero Freeway Extension, a triangular remnant of only 1134 square feet on Elmira Street next to the freeway in the Islais Creek industrial area; zoned M-1. Because it does not meet the minimum lot size requirement of the City Planning Code, it is not a legally buildable lot and sale should be contingent upon its merger with adjoining Lot 31, whose owner has shown an interest in purchasing it."

At this point in the proceedings, Commissioner Ritchie arrived in the meeting room and assumed his seat at the Commission table.

Mr. Murphy recommended that sale of the subject parcel of property be approved as in conformity with the Master Plan provided that the sale of the parcel be contingent upon its merger with the adjacent Lot 31.

After discussion it was moved by Commissioner Fleishhacker, seconded by Commissioner Porter, and carried unanimously that the Director be authorized to report that the sale of Lot 34, Block 5368, is in conformity with the Master Plan, provided that the sale of the parcel is contingent upon its merger with the adjacent Lot 31.

Lot 45, Block 5392

Miss Carlberg described the subject parcel of property as follows:

"On the east side of Bayshore Boulevard north of Silver Avenue, a strip approximately 250 feet long varying in depth from 6 to 7 feet; zoned R-1. It abuts the rear of vacant lots and single family houses which front on Charter Oak Avenue and the side of a non-conforming store building which fronts on Silver Avenue. It contains private sewer lines serving these buildings. One owner has planted the portion back of his property; it would be desirable to have the entire strip planted. The Division of Traffic Engineering of the Department of Public Works would like to have this strip retained in public ownership for possible future widening of Bayshore Boulevard, a major thoroughfare paralleling the James Lick Freeway."

Mr. Murphy recommended that sale of the subject property be disapproved as in conflict with the Master Plan because it may be required in the future for street purposes. He also recommended that the City landscape the property in the interim.

After discussion it was moved by Commissioner Porter, seconded by Commissioner Fleishhacker, and carried unanimously that the Director be authorized to report that the sale of Lot 45, Block 5392, is in conflict with the Master Plan because it may be required in the future for street purposes. It was further recommended that the City landscape the property in the interim.

Lot 31, Block 5541

Miss Carlberg stated that the subject parcel of property, having dimensions of 25 feet x 70 feet, is zoned R-1 and is presently vacant. She indicated that the property, a tax deeded lot, had been purchased from the State some years ago for possible use in street alignment in Bernal Heights. However, it had since been determined that the property would not be needed for that purpose.

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Mr. Murphy recommended that the sale of the property be approved as in conformity with the Master Plan.

After discussion it was moved by Commissioner Porter, seconded by Commissioner Rueda, and carried unanimously that the Director be authorized to report that the sale of the property is in conformity with the Master Plan.

Lot 45, Block 6076

Miss Carlberg stated that the subject property, having a 50-foot frontage on the south side of Brazil Avenue between Vienna and Athens Streets in the Excelsior District, had previously been occupied by a fire house. She stated that the property, which is zoned R-3, would accommodate 6 dwelling units and would be suitable for family public housing.

Mr. Murphy recommended that the sale of the property be approved as in conformity with the Master Plan with a recommendation that the Housing Authority be offered an opportunity to negotiate for the site before it is put up for sale at auction.

After discussion it was moved by Commissioner Porter, seconded by Commissioner Rueda, and carried unanimously that the Director be authorized to report that the sale of Lot 45, in Block 6076 be approved as in conformity with the Master Plan with a recommendation that the Housing Authority be offered an opportunity to negotiate for the site before it is put up for sale at auction.

Lots 57 & 60, Block 6946

Miss Carlberg described the subject property as follows:

"Two triangular lots on either side of Geneva Avenue where it has been extended to Ocean Avenue across from Phelan Avenue, south-east of City College; zoned R-3. Lot 57 on the west side of the intersection has approximately 10,000 square feet; Lot 60, to the east, has approximately 7,000 square feet. The intersection is awkward and the Division of Traffic Engineering of the Department of Public Works would like Lot 60 held from sale for study of possible improvements. Some land in the acute angle of Lot 60 where Geneva Avenue joins Ocean Avenue should be reserved by the City and landscaped. Lot 57 would be suitable for a neighborhood play facility. The property would also be suitable for scattered public housing for families; there is no public housing in this neighborhood."

Mr. Murphy recommended that the sale of the property be deferred pending study of a redesign of the intersection of Geneva and Ocean Avenues.

After discussion it was moved by Commissioner Rueda, seconded by Commissioner Porter, and carried unanimously that the Director be authorized to report that the sale of Lots 57 and 60, Block 6946, should be deferred pending study of a intersection redesign. The Commission also requested that the design issue be resolved at an early date.

Lots 8 - 15, Block 6947

Miss Carlberg reported on these properties as follows:

"Eight truncated lots on the north side of Geneva Avenue west of Howth Street, surplus to the Geneva Avenue widening; vacant; zoned R-1. Lot 8 is 8 feet wide and 81 feet long; preferably it should be landscaped, but if sold, the condition should be placed on the sale that it be merged with the adjoining Lot 3B which is occupied by a single family house. The other seven lots are all 25 feet wide with depth varying from 58 to 83 feet; only Lot 9 qualifies under the minimum lot size requirements of the City Planning Code. It might also be difficult to meet the coverage and rear yard requirements. Therefore, Lots 9 through 15 should be sold as one parcel and not as seven separate lots, with the understanding that if the purchaser develops it for sale as individual lots, it must be re-subdivided and developed so as to meet the provisions of the City Planning Code. Resubdivision of the approximately 11,710 square feet in Lots 9-15 would yield four standard lots. The site might be adaptable for development of scattered public housing for families."

Mr. Murphy recommended that the sale of Lot 8, Block 6947, be approved as in conformity with the Master Plan providing that the lot is merged with the adjoining Lot 3B; however, he indicated that it would be preferable to have that parcel of property retained and landscaped by the city. He recommended that the sale of Lots 9 - 15, Block 6947, be approved as in conformity with the Master Plan providing that they are sold as one parcel to be re-subdivided to meet the minimum lot size requirements of the City Planning Code and provided further that the Housing Authority be offered the opportunity to negotiate for the site before it is put up for sale at auction.

After discussion it was moved by Commissioner Porter, seconded by Commissioner Fleishhacker, and carried unanimously that the Director be authorized to report that the sale of Lot 8, Block 6947, is in conformity with the Master Plan provided that it is merged with the adjoining Lot 3B, but that preferably it should be retained and landscaped by the city. It was further recommended that the sale of Lots 9 - 15, Block 6947, is in conformity with the Master Plan provided that they are sold as one parcel to be re-subdivided to meet the minimum lot size requirements of the City Planning Code, and provided further that the Housing Authority be offered an opportunity to negotiate for the site before it is put up for a sale at auction.

Lot 25, Block 7116

Miss Carlberg described the subject property as follows:

"A triangular lot of 5130 square feet located on the north side of Brotherhood Way within the wider portion of the landscaped parkway at the bottom of the Merced Heights hill; zoned R-1. This lot, along with a number of others adjacent to several residential streets which end at the public property line, is an integral part of the Brotherhood Way landscaping. It would be a mistake to nibble away at it by carving out buildable lots here and there. The beautification committee of the Ocean View-Merced Heights-Ingleside Community Association (OMI) has been preparing a beautification and improvement plan which proposes the enlargement and development of this part of the parkway for recreation and park use, directly accessible to the neighborhood from the dead end streets, in a way which would be compatible with the parkway landscaping."

Mr. Murphy recommended that the sale of the subject property be disapproved as in conflict with the Master Plan because it is a part of the landscaping on Brotherhood Way.

Mr. Weinkauff asked if reclassification of the subject property to "P" would be in order. Mr. Passmore replied that the City Planning Code provides that large parcels of property for public use may be reclassified to "P" without public notice; however, public notice must be given when smaller parcels of property are involved. For that reason, only large properties used for public purposes had been included in the "P" zone.

Mr. Murphy stated that the staff of the Department of City Planning would study the matter and report to the Commission at a later date on the desirability of including the subject property in the "P" zone.

After further discussion it was moved by Commissioner Porter, seconded by Commissioner Rueda, and carried unanimously that the Director be authorized to report that the sale of Lot 25, Block 7116, is in conflict with the Master Plan because it is a part of the landscaping on Brotherhood Way, designated as a parkway in the Master Plan, a visual asset of both neighborhood and City-wide importance, and because it is in the center of a potential neighborhood recreation facility.

... ..

After further discussion it was moved by Robert H. Ford, Jr. to adjourn the meeting. The meeting adjourned at 10:00 p.m.

February 11, 1971

R71.5 - Relinquishment by City of sewer easement in Sacramento Street, Golden Gateway project.

Marie Carlberg, Planner III, reported on this matter as follows:

"When Sacramento Street east of Drumm Street was vacated along with certain other streets in the Golden Gateway redevelopment project in 1967, the City retained a sewer easement in the street. This portion of Sacramento Street will be a part of the Embarcadero Center, with the hotel building to the south and a theatre building and office building to the north. The sewer will not be required insofar as ultimate redevelopment is concerned, but it is still serving the old Harbor Emergency Hospital which is to be relocated to the District Health Center building on Mason Street above the Broadway tunnel by February 28, 1971.

"The proceedings for the relinquishment of a sewer easement are the same as for a street vacation and take some time to complete. The Redevelopment Agency wants to start the proceedings as soon as possible in order to clear the title to vacated Sacramento Street. The Director of Property states that the vacation of the easement will become effective upon the recordation of a quitclaim deed thereto from the City, which will take place when the easement is no longer needed."

Commissioner Fleishhacker asked if the vacated portion of Sacramento Street would be used for construction of a new building. Miss Carlberg replied that it was her understanding that the vacated street area would be used as a privately-owned pedestrian mall.

Commissioner Fleishhacker asked if the Department of Public Works was certain that alternate property would not have to be acquired at a future date for construction of a sewer in the area if the existing sewer easement were to be relinquished. Mr. Murphy replied that the Department of Public Works had determined that the existing easement would not be needed.

After further discussion it was moved by Commissioner Porter, seconded by Commissioner Rueda, and carried unanimously that the Director be authorized to report that the relinquishment of the City's sewer easement in Sacramento Street east of Drumm Street is in conformity with the Master Plan.

February 11, 1971

Presentation by Urban Design Consultant of Studies for West Portal-St. Francis Circle Areas.

Piero Patri, representing the firm of Whisler & Patri, presented his urban design studies of the West Portal - St. Francisco Circle areas. He described the schematic plan proposals for the West Portal Corridor, the West Portal Station Area, West Portal Avenue, and St. Francis Circle intersection. He indicated that further detailing and implementation of those plans would be carried out in the next phase of the study by the Department of Public Works.

The members of the Commission were particularly interested in the traffic design of the St. Francisco Circle intersection and complimented Mr. Patri on his presentation.

The meeting was adjourned at 3:40 P.M.

Respectfully submitted,

Lynn E. Pio
Secretary

SAN FRANCISCO
CITY PLANNING COMMISSION

Minutes of the Regular Meeting held Thursday, February 18, 1971.

The City Planning Commission met pursuant to notice on Thursday, February 18, 1971, at 1:00 P.M. at 100 Larkin Street.

PRESENT: Walter S. Newman, President; James J. Finn, Mortimer Fleishhacker, Thomas J. Mellon, Mrs. Charles B. Porter, John Ritchie, and Hector E. Rueda, members of the City Planning Commission.

ABSENT: None.

The staff of the Department of City Planning was represented by Allan B. Jacobs, Director of Planning; R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator); Samuel Jung, Planner IV; Sidney Shaw, Planner III; and Lynn E. Pio, Secretary.

Donald Canter represented the San Francisco Examiner; Bill Workman represented the San Francisco Chronicle.

1:00 P.M. - Field Trip

Members of the Commission and staff departed from 100 Larkin Street at 1:00 P.M. to take a field trip to properties scheduled for consideration during the Zoning Hearing March 4, 1971.

2:30 P.M. - 100 Larkin Street

APPROVAL OF MINUTES

It was moved by Commissioner Fleishhacker, seconded by Commissioner Rueda, and carried unanimously that the minutes of the meetings of January 14 and 21, 1971, be approved as submitted.

CURRENT MATTERS

President Newman called attention to a resolution which had been received from the Port Commission which contained the following resolve:

"This Commission views with disfavor any plans for Redevelopment takeover of Port property and respectfully requests that no further proceedings or hearings take place in connection with Redevelopment in the area under the Port jurisdiction."

Allan B. Jacobs, Director of Planning, informed the Commission of the death of Mrs. Henryette Emanuel, an employee of the Department of City Planning.

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The Director reported on his recent trip to Chicago where he had participated in a workshop on the subject of "The Planning Agency and the Black Community" which was sponsored by the American Society of Planning Officials.

The Director reported that the Planning & Development Committee of the Board of Supervisors, meeting on Wednesday, had recommended "do pass" on proposals for designation of the Hallidie Building and the Bourn Mansion as Landmarks. He also indicated that the Committee had deferred action on the proposed reclassification of property at the Hunter's Point Naval Shipyard from M-2 to P.

The Director advised the Commission that a meeting of the Chinatown Citizens Advisory Committee was scheduled to be held later in the evening.

The Director informed the Commission that a letter had been received from the Clerk of the Board of Supervisors expressing Supervisor Mailliard's concern about the preservation of existing view corridors along California and Pine Streets and indicating that Supervisor Mailliard would be pleased to sponsor any legislation which the Commission might recommend to meet that objective.

The Director reported that the Board of Control of the San Francisco Airport Access Project must decide by March 1 on the route location and mode of service to be used in extending the BART line to the Airport. The critical issue with respect to previous actions of the City Planning Commission is whether the trains will directly serve the new central terminal of the Airport or whether service to the Airport will be provided via alternate means.

The Director advised members of the Plan Implementation Committee (Commissioners Finn, Fleishhacker & Porter) of a meeting scheduled for next Wednesday, February 24, at 1:30 P.M.

After discussion, it was moved by Commissioner Fleishhacker, seconded by Commissioner Mellon, and carried unanimously that Resolution No. 6691 be adopted authorizing Allan B. Jacobs, Director of Planning, to attend the Annual Conference of the American Society of Planning Officials in New Orleans, Louisiana, from March 27 through April 1, 1971.

REVIEW OF LATE CAPITAL IMPROVEMENT SUBMISSIONS

Sidney Shaw, Planner III, described the projects which had been submitted by the Fire Department as they appeared on Page 130 of the staff report dated February 18, 1971. After discussion it was moved by Commissioner Porter, seconded by Commissioner Ritchie, and carried unanimously that the projects of the Fire Department be approved as in conformity with the Master Plan subject to the recommendations and notes contained in the staff report.

Mr. Shaw reviewed the projects which had been submitted by the Police Department as they appeared on pages 131 to 137 of the staff report, calling particular attention to policy statements appearing on pages 131 and 132. Sergeant Senatore of the Police Department was present. After discussion, it was moved by Commissioner Ritchie, seconded by Commissioner Fleishhacker, and carried unanimously that the projects which had been submitted by the Police Department be approved as in conformity with the Master Plan subject to the recommendations and notes contained in the staff report dated February 18, 1971.

The Board reported that the Planning & Landmarks Committee of the Board of Supervisors, meeting on Wednesday, had recommended the Board take action on the proposed rezoning of the property at 1000 West Broadway from M-2 to R-1. The Board also indicated that the Board had taken action on the proposed rezoning of the property at 1000 West Broadway from M-2 to R-1.

The witness advised members of the War Relocation Authority Committee (James H. Hargis, Chairman) of a meeting scheduled for next Wednesday.

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Mr. Shaw then summarized the projects which had been submitted by the Sheriff as they appeared on pages 138 through 141 of the staff report dated February 18, 1971, noting that the staff of the Department of City Planning was recommending that a "non-applicable" rating be assigned to each of the projects which had been submitted. He also called attention to a policy statement which appeared on page 138 of the staff report. Undersheriff Frank Smith was present. After further discussion it was moved by Commissioner Fleishhacker, seconded by Commissioner Rueda, and carried unanimously that the projects which had been submitted by the Sheriff be approved subject to the recommendations and notes contained in the staff report.

Mr. Shaw described the projects which had been submitted by the Superior Court as they appeared on page 142 of the staff report, noting that the staff of the Department of City Planning had recommended that a "non-applicable" rating be assigned to each of the projects which had been submitted. After discussion it was moved by Commissioner Mellon, seconded by Commissioner Fleishhacker, and carried unanimously that the projects which had been submitted by the Superior Court be approved subject to the recommendations and notes contained in the staff report dated February 18, 1971.

Mr. Shaw described the projects which had been submitted by the Department of Agriculture and which was indicated on page 142 of the staff report. He stated that the staff recommended that the project be assigned a "non-applicable" rating. After discussion, it was moved by Commissioner Mellon, seconded by Commissioner Fleishhacker, and carried unanimously that the project be approved subject to the recommendations and notes contained in the staff report dated February 18, 1971.

Mr. Shaw described the projects which had been submitted by the Department of Public Health and which appeared on pages 144 thru 157 of the staff report dated February 18, 1971. He called particular attention to the policy statement which appeared on page 144 which read as follows:

"THREE PROJECTS INVOLVE STUDIES OF FUTURE EXPANSION OR MODIFICATIONS AT THE THREE HOSPITALS OPERATED BY THE DEPARTMENT OF PUBLIC HEALTH: PROJECT 500.69.302, SAN FRANCISCO GENERAL HOSPITAL; PROJECT 500.70.105, LAGUNA HONDA HOSPITAL; AND PROJECT 500.70.113, HASSLER HOSPITAL. AS SEPARATE FACILITY-ORIENTED PLANNING STUDIES, THESE THREE PLANNING PROJECTS IGNORE THE NEED FOR A COMPREHENSIVE AND CO-ORDINATED PLAN FOR THE PUBLIC HEALTH FUNCTIONS. THE CITY PLANNING COMMISSION URGES THAT THE DEPARTMENT OF PUBLIC HEALTH UNDERTAKE, AS A MATTER OF HIGHEST PRIORITY, A COMPREHENSIVE, LONGTERM PLAN FOR ALL THE PUBLIC HEALTH FACILITIES AND SERVICES. SUCH A PLAN WOULD NOT ONLY CO-ORDINATE THE VARIOUS FUNCTIONS WITHIN THE DEPARTMENT OF PUBLIC HEALTH BUT WOULD CO-ORDINATE THESE WITH THE ENTIRE HEALTH CARE SYSTEM AVAILABLE TO THE CITIZENS OF SAN FRANCISCO. TO ASSURE THAT EACH PROJECT WILL ASSIST IN ACHIEVING THE PRESENTLY UNDEFINED OBJECTIVES OF THE PUBLIC HEALTH PROGRAM, IT IS ESSENTIAL THAT

12. It was then suggested that a project which had been submitted to the Council as they appeared on page 1178 through 121 of the annual report dated February 1971, noting that the staff of the Department of City Planning was not working directly "not-applied" various assignments to the project which had been submitted. He also stated in relation to a policy regarding the appointment of staff of the staff report. Understaffing of staff with the project. After the discussion it was noted by Commissioner Flaminio that the Council had not discussed the project which had been submitted by the Council, and decided unanimously that the project which had been submitted by the Council be referred subject to the recommendations and such comments to the staff report.

[illegible]

Mr. Shaw described the projects which had been completed by the Department of Agriculture and which, as indicated on page 14 of the report, represented the largest list that was compiled since the project had been approved by the "Planning" Staff Committee. It was noted by the Committee that the project had been approved by the "Planning" Staff Committee in 1937.

Unnumbered on page 144 which read as follows:

February 14, 1993. The caption paragraph added to the Policy statement of the Public Health and which appeared on page 144 of the article dated March 1993.

Mr. Shaw described the projects which had been funded by the Department.

TO ASSURE THAT EACH PROJECT WILL BE AIDED IN ACCORDANCE WITH THE GOVERNMENT'S POLICY ON THE PROTECTION OF THE PUBLIC HEALTH, IT IS RECOMMENDED THAT THE HEALTH CARE SYSTEM AVAILABLE IN THE OFFICE OF AN EMPLOYER WITHIN THE DEPARTMENT OF HEALTH AND HUMAN SERVICES SHOULD BE USED, AND, WHERE APPROPRIATE, SUCH A PLAN SHOULD BE FULLY CO-ORDINATED WITH THE EMPLOYER'S PERSONNEL AND SAFETY OFFICERS. ADDITIONAL INFORMATION SHOULD BE OBTAINED FROM THE EMPLOYER'S PERSONNEL AND SAFETY OFFICERS REGARDING THE HEALTH CARE AVAILABLE IN THE OFFICE OF AN EMPLOYER. IN THE EVENT THAT THE HEALTH CARE SYSTEM AVAILABLE IN THE OFFICE OF AN EMPLOYER IS NOT USED, THE EMPLOYER SHOULD BE ADVISED OF THE REASON THEREFOR. THE EMPLOYER SHOULD BE ADVISED OF THE REASON THEREFOR. THE EMPLOYER SHOULD BE ADVISED OF THE REASON THEREFOR.

DETAILED, LONG-TERM PLANNING BE UNDERTAKEN BEFORE MAJOR CAPITAL OUTLAYS ARE AUTHORIZED FOR THE PUBLIC HEALTH INSTITUTIONS. ESPECIALLY CRITICAL AT THIS TIME IS THE FUTURE OF HASSLER HOSPITAL. NO MAJOR CAPITAL EXPENDITURES SHOULD BE UNDERTAKEN AT HASSLER HOSPITAL, EXCEPT THOSE NEEDED TO MAINTAIN THE CURRENT LEVEL OF CARE, UNTIL THE PURPOSE AND FUNCTION OF THIS HOSPITAL HAS BEEN STUDIED IN RELATION TO THE LONG-RUN OPERATION OF THE NEW SAN FRANCISCO MEDICAL CENTER AND LAGUNA HONDA HOSPITAL. FROM AVAILABLE INFORMATION, IT WOULD APPEAR THAT THE PHASING OUT OF THIS HOSPITAL AS AN ACTIVE MEDICAL FACILITY SHOULD BE CONSIDERED."

Commissioner Mellon remarked that Hassler Hospital had not cost the taxpayers of San Francisco any money up to this point; and the property on which it is located will continue to increase in value. It would be desirable to continue to use the facilities at Hassler Hospital for patient care; yet, if the hospital's accreditation were to be renewed, money would have to be spent to improve the facility.

Joseph Mignola, representing the Department of Public Health, stated that the money which would have to be spent from ad valorem taxes for improvement of City-owned health facilities would be more than offset by revenue collected from the Federal and the State governments. He agreed that a comprehensive and coordinated plan should be developed for public health functions; however, the Department of Public Health had not been successful in previous requests for funds for such purposes. Yet, while he realized the need for long-range planning, he did not feel that the problem would be solved by deferring the needed improvement projects as had been recommended by the staff of the Department of City Planning.

Commissioner Fleishhacker asked how much money would be needed to improve the facilities at Hassler Hospital to a point which would assure renewal of the hospital's accreditation. Mr. Mignola replied that the estimates which had been given for the projects included in the Capital Improvement Program seemed to him to be excessive; and he believed that the essential work could be accomplished for approximately \$250,000.

At this point in the proceedings, Commissioner Fleishhacker absented himself from the meeting room for the remainder of the meeting.

Mr. Mignola requested that the priority rating for project 500.68.115 be changed from "desirable" to "essential". After discussion it was moved by Commissioner Rueda, seconded by Commissioner Ritchie, and carried unanimously that the priority rating of the project be changed as requested by Mr. Mignola.

Commissioner Mellon suggested that the priority rating for project 500.70.101 be changed from "acceptable" to "essential", that the priority rating for project 500.71.105 be changed from "acceptable" to "essential", and that the priority rating of project 500.67.155 be changed from "desirable" to "essential". After

discussion it was moved by Commissioner Ritchie, seconded by Commissioner Mellon, and carried unanimously that the rating of the three projects be changed as recommended by Commissioner Mellon.

Clifford Meagher, Administrator of Laguna Honda Hospital, requested that the priority rating for projects 500.70.106, 500.71.107 and 500.71.108 be changed from "acceptable" to "essential". He noted that each of the projects, as described on page 146 of the staff report, were being proposed to lessen fire hazards at Laguna Honda Hospital and to bring the facility into accord with the standards of the Joint Commission on Accreditation. Commissioner Mellon agreed that the priority ratings of those projects should be changed to "essential". After further discussion it was moved by Commissioner Mellon, seconded by Commissioner Ritchie, and carried unanimously that the priority rating of those projects be changed to "essential".

Mr. Mignola requested that the priority rating of project 500.71.10 be changed from "acceptable" to "desirable" and that the priority rating of project 500.69.105 be changed from "desirable" to "essential". After discussion it was moved by Commissioner Porter, seconded by Commissioner Ritchie, and carried unanimously that the priority ratings of those projects be changed as requested by Mr. Mignola.

Mr. Mignola then requested that the policy statement attached to project 500.70.105 on page 150 of the staff report be deleted. The project called for the expenditure of \$84,000 for studies and preparation of plans for modernization and rehabilitation of existing facilities at Laguna Honda; and the note attached read as follows:

"This study should be coordinated with the long-term planning of all public health facilities and services. See policy statement on page 144."

After discussion it was moved by Commissioner Finn, seconded by Commissioner Porter, and carried unanimously that the policy statement be deleted.

After further discussion it was moved by Commissioner Mellon, seconded by Commissioner Porter and carried unanimously that the projects submitted by the Department of Public Health be approved as in conformity with the Master Plan subject to the recommendations and notes contained in the staff report dated February 18, 1971, as modified.

Mr. Shaw then described the projects which had been submitted by the M.H. de Young Memorial Museum as they appeared on page 158 of the staff report dated February 18, 1971, noting that the staff had recommended that all of the projects be given a rating of "non-applicable". After discussion it was moved by Commissioner Porter, seconded by Commissioner Mellon, and carried unanimously

Discussion of the proposed amendments to the Constitution and the proposed amendments to the Bylaws was continued by the Executive Committee.

Clifford L. Adams, Chairman of the Executive Committee, reported on the progress of the amendments to the Constitution and the Bylaws. He stated that the amendments to the Constitution were approved by the Executive Committee on January 14, 1971. The amendments to the Bylaws were also approved by the Executive Committee on January 14, 1971. The amendments to the Constitution were approved by the Executive Committee on January 14, 1971. The amendments to the Bylaws were also approved by the Executive Committee on January 14, 1971.

Mr. Adams requested that the Executive Committee approve the amendments to the Constitution and the Bylaws. He stated that the amendments to the Constitution were approved by the Executive Committee on January 14, 1971. The amendments to the Bylaws were also approved by the Executive Committee on January 14, 1971. The amendments to the Constitution were approved by the Executive Committee on January 14, 1971. The amendments to the Bylaws were also approved by the Executive Committee on January 14, 1971.

Mr. Adams then requested that the Executive Committee approve the amendments to the Constitution and the Bylaws. He stated that the amendments to the Constitution were approved by the Executive Committee on January 14, 1971. The amendments to the Bylaws were also approved by the Executive Committee on January 14, 1971. The amendments to the Constitution were approved by the Executive Committee on January 14, 1971. The amendments to the Bylaws were also approved by the Executive Committee on January 14, 1971.

It was decided that the amendments to the Constitution and the Bylaws should be approved by the Executive Committee.

It was also decided that the amendments to the Constitution and the Bylaws should be approved by the Executive Committee.

It was further decided that the amendments to the Constitution and the Bylaws should be approved by the Executive Committee.

It was then decided that the amendments to the Constitution and the Bylaws should be approved by the Executive Committee.

that the projects submitted by the M. H. de Young Memorial Museum be approved subject to the recommendations and notes contained in the staff report dated February 18, 1971.

Mr. Shaw reviewed two supplemental trafficways projects which had been submitted by the Department of Public Works and which appeared on pages 159 and 160 of the staff report. After discussion it was moved by Commissioner Mellon, seconded by Commissioner Porter, and carried unanimously that the projects be approved as in conformity with the Master Plan subject to the recommendations and notes contained in the staff report dated February 18, 1971.

Mr. Shaw then described a project which had been submitted by the Airports Commission and which appeared on page 161 of the staff report. After discussion it was moved by Commissioner Porter, seconded by Commissioner Rueda, and carried unanimously that the project be approved as in conformity with the Master Plan subject to the recommendations and notes contained in the staff report dated February 18, 1971.

The meeting was adjourned at 4:40 P.M. out of the respect of the memory of Mrs. Henryette Emanuel.

Respectfully submitted,
Lynn E. Pio

SAN FRANCISCO
CITY PLANNING COMMISSION

Minutes of the Regular Meeting held Thursday, February 25, 1971.

The City Planning Commission met pursuant to notice on Thursday, February 25, 1971, at 2:15 P.M. at 100 Larkin Street.

PRESENT: Walter S. Newman, President; James J. Finn, Mortimer Fleishhacker, Mrs. Charles B. Porter, John Ritchie, and Hector E. Rueda, members of the City Planning Commission.

ABSENT: Thomas J. Mellon, member of the City Planning Commission.

The staff of the Department of City Planning was represented by Allan B. Jacobs, Director of Planning; R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator); Dean L. Macris, Assistant Director - Plans and Programs; Robert Passmore, Planner V - Zoning; Trixie Ryan, Planner II; Emily Hill, Planner I; and Lynn E. Pio, Secretary.

Donald Canter represented the San Francisco Examiner; Bill Workman represented the San Francisco Chronicle.

APPROVAL OF MINUTES

It was moved by Commissioner Fleishhacker, seconded by Commissioner Porter, and carried unanimously that the minutes of the meeting of January 8, 1971 be approved as submitted.

CURRENT MATTERS

Allan B. Jacobs, Director of Planning, informed the Commission that the full Board of Supervisors, meeting on Monday, had approved the designation of the Hallidie building and the Bourn Mansion as Landmarks.

The Director reported that the Urban Design Citizens Advisory Committee had met on Wednesday afternoon.

The Director requested Commissioners Fleishhacker, Newman and Porter to attend an ad hoc committee meeting next Thursday, March 4, at 12 o'clock noon.

The Director requested the Comprehensive Plans Committee of the Commission (Commissioners Newman, Mellon and Ritchie) to meet on Tuesday, March 9, at 1:30 P.M.

R71.6 - Acquisition of a portion of Lot 31, Block 7147, on the east side of Capitol Avenue, south of Sagamore Street, for the Fire Department.

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), reported on this matter as follows:

CITY OF CHICAGO

OFFICE OF THE COMMISSIONER OF PUBLIC WORKS

1917

Report of the Commissioner of Public Works, January 1, 1917.

The following is a summary of the work done by the Department of Public Works during the year 1916.

The Department of Public Works has been organized into three divisions, each of which is headed by a Chief Engineer. These divisions are: 1. The Division of Street and Sanitation, 2. The Division of Water and Sewerage, and 3. The Division of Parks and Recreation.

The following is a summary of the work done by the Division of Street and Sanitation during the year 1916.

The Division of Street and Sanitation has been organized into three sections, each of which is headed by a Chief Engineer. These sections are: 1. The Section of Street Maintenance, 2. The Section of Sanitation, and 3. The Section of Parks and Recreation.

The following is a summary of the work done by the Division of Water and Sewerage during the year 1916.

The following is a summary of the work done by the Division of Parks and Recreation during the year 1916.

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The following is a summary of the work done by the Division of Parks and Recreation during the year 1916.

"The Fire Department wants to replace the firehouse for Engine Company No. 33, now located at 117 Broad Street near Plymouth Avenue and built in 1896.

Fortuitously, the State Division of Highways has available a parcel surplus to the Southern Freeway, about two blocks south of the present firehouse, on the east side of Capitol Avenue south of Sagamore Street, which the Fire Department would like to acquire. The 15,680 square foot site is level, would require no grading, and has 55 feet of frontage on Capitol Avenue. It is large enough for generous landscaping. A hose storage depot will also be built on the site. Because of its irregular shape, the parcel would be difficult to develop under private ownership.

"The proposed site will have the same service area as the present site and the same routes will be used for reaching areas south of the freeway as at present.

"The Fire Department has money in its land fund to acquire the site and money in the 1964 Firehouse Bond issue for construction. The State has cancelled the public auction of the property.

"Because of the prominent location just north of the freeway, landscaping will be important. Landscaping should also be used to screen the site from adjacent homes. The area is zoned R-1, and the site abuts on the side or the rear of four dwellings."

The Director recommended that acquisition of the property be approved as in conformity with the Master Plan. He further recommended that the Fire Department landscape the site extensively.

Commissioner Fleishhacker asked if the Fire Department would be willing to install extensive landscaping on the site. Rene A. Gautier, Chief of the Division of Planning and Research of the Fire Department, replied that the matter of landscaping had not been considered; however, he assured the Commission that the Fire Department would make every effort possible to provide landscaping on the site to shield the proposed building from the freeway and from adjacent residential buildings. He indicated, however, that the Fire Department would hope to have the assistance of the Recreation and Park Department in the landscaping project.

Commissioner Ritchie asked if the existing Fire House at 117 Broad Street is worthy of designation as a landmark. The Director replied that he had not previously considered that question; however, he would be willing to look into the matter.

Commissioner Porter assumed that the old firehouse would be sold at auction and that anyone interested in preserving the building would have an opportunity to do so.

The first of these is the fact that the
 Government has been unable to locate the
 ship in 1956.

Accordingly, the West Virginia State Board of Education has available a manual suggesting to the Board of Education a number of factors which it should consider in making its selection of a textbook. The Board of Education is requested to consider the factors suggested in the manual and to make its selection of a textbook accordingly.

"The proposed bill will have the same objective as the present bill but the same course will be taken for teaching and for the

and money in the West. The money had been in the hands of the government and was now being used for the construction of the road. The money was used for the construction of the road and for the purchase of the land. The money was used for the construction of the road and for the purchase of the land. The money was used for the construction of the road and for the purchase of the land.

"Onwards of the province located just north of the boundary
landslide which occurred. Landscaping should also be used to remove
the slide from adjacent areas. The area is about 7-1, and the slide
is the area of the rest of the slide."

The Director recommended that consideration of the presently proposed 20
in connection with the latter field. A further recommendation that the
Laboratory investigate the site extensively.

[illegible]

(Continued) While asked if the existing Five House at 111 Broad Street
is worthy of designation as a landmark, the Director replied that he had not
personally visited the building; however, he would be willing to look into
the matter.

Commissioner Brown announced that the City of New York would be sold to the City of New York.

After further discussion it was moved by Commissioner Porter, seconded by Commissioner Finn, and carried unanimously that the Director be authorized to report that the acquisition of a portion of Lot 31, Block 7147, for the Fire Department is in conformity with the Master Plan. It was further recommended that the Fire Department landscape the site extensively.

R70.95 - Exchange of restrictive easement, Callan property, John Muir Drive and Skyline Boulevard; Block 7282, Lot 5.

Robert Passmore, Planner V- Zoning, reported on this matter as follows:

"The subject area is a portion of a 10.6-acre parcel commonly known as the Callan property, just south of the junction of Skyline Boulevard and John Muir Drive, which was sold by the Federal Government in 1958. The City Planning Commission then rezoned the property from First Residential to Second Residential and Commercial, with stipulations that the contemplated development be started within three years and not exceed 700 dwelling units. Under the 1960 Planning Code the property was classified R-4 and C-1, and the stipulation expired in 1961 with no development having been started, leaving the property in an unrestricted R-4 classification.

"The subject of this referral is a 100-foot wide restrictive easement on the property bordering John Muir Drive, given to the City in 1930 when it acquired Spring Valley Water Company properties in the Lake Merced area and applying to certain properties which the company retained at that time, to the effect that no building be placed in the easement area and that the area be used solely for roadways, parks or gardens, golf-courses or playgrounds.

"The new owner of the 10.6-acre parcel, Great Western Savings and Loan Association proposes to develop the 10.6-acre parcel with up to 720 dwelling units but no commercial facilities. The proposed apartment building would front on John Muir Drive, extend over most of the site and be four and six stories in height. Six four-story wings of the building are proposed to extend into the area of the existing easement. Also proposed in the easement area are a clubhouse and entrance-driveways to the proposed apartments. Negotiations between the owner and the Real Estate Department have resulted in a proposal for the City's relinquishment of the easement on 29,675 square feet of land where the proposed building elements would be within the 100-foot strip, in exchange for \$61,575.00 and a similar restrictive easement on 9,150 square feet of slope area near the junction of Skyline Boulevard and John Muir Drive.

"Since the original intent of the restrictive easement was protection of the water supply, the Public Utilities Commission reviewed and approved the proposed exchange on November 24, 1970. Additionally, since the administration of the easement area was transferred to the Recreation and Park Commission in 1950, that Commission reviewed and approved the ex-

February 14, 1971

After further discussion it was moved by Commissioner Porter, seconded by Commissioner Finn, and carried unanimously that the Director be authorized to report that the acquisition of a portion of Lot 21, Block 1147, for the City Department is in conformity with the Director's plan. It was further recommended that the City Department landscape the site extensively.

R-10.95 - Exchange of restrictive covenants on Collins property, John Holt Drive and Myrtle Boulevard, Block 1147, Lot 21.

Robert Bassmore, Planner V - Planning, reported on this matter as follows:

"The subject area is a portion of a 10.6-acre parcel commonly known as the Collins property. It is located on the portion of Myrtle Boulevard and John Holt Drive which was sold by the Federal Government in 1955. The City Planning Department has received the property from Robert Bassmore. The second restrictive covenant was recorded on the property and the parcel is zoned R-10.95. The property was subdivided into three lots and not covered by a comprehensive development plan. Under the 1960 Uniform Code the property was classified as R-4 and C-1 and the subdivision map was filed in 1961 with no development having been started, leaving the property in an unclassified R-4 classification.

"The subject of this report is a 100-foot wide restrictive easement on the property bordered John Holt Drive, along the City in 1970 when it acquired Spring Valley Water Company property in the Lakeview area and agreed to certain restrictions which the company retained at that time, to the effect that no building be placed in the easement area and that the area be used solely for roadway, parking or parking area and golf-courses or playgrounds.

"The new owner of the 10.6-acre parcel, Great Western Savings and Loan Association, proposed to develop the 10.6-acre parcel with a 100-foot wide building area but no commercial buildings. The proposed development would be a 100-foot wide building area, extend over most of the lot and be bounded on the sides by the 100-foot wide building area. The building area proposed to extend into the area of the existing easement. Also proposed in the easement area are a clubhouse and outdoor swimming pool to the proposed apartment. Negotiations between the owner and the Bank Rate Improvement have resulted in a proposal for the City's relationship with the easement on 10.6 acres, which is land where the proposed building elements would be within the 100-foot strip. In exchange for 100,000 and a similar restrictive easement on a 100 square foot of slope area near the junction of Myrtle Boulevard and John Holt Drive.

"Since this original intent of the restrictive easement was to provide for the water supply, the Public Utilities Commission reviewed and approved the proposed exchange on November 24, 1970. Additionally, since the administration of the easement area was transferred to the Planning and Development Department in 1970, that Commission reviewed and approved the exchange.

change on January 14, 1971. The action by the Recreation and Park Commission recommended the following:

1. That it is important to retain a minimum setback of 25 feet;
2. That density be kept as low as possible to conform with the character of the surrounding area;
3. That it is important that the architecture does not detract from the open space surroundings.

By letter dated January 27, 1971, to this Department, Mr. Ralph O. Butterfield of Wurster Bernardi and Emmons, Architects for Great Western Savings and Loan Association, has agreed that the easement exchange can contain the following seven criteria to control the development within the existing easement area and the entire 10.6-acre subject parcel:

1. No structure shall be built within a front setback line of 25'-0". (roof overhangs and balconies may project into the setback as normally permitted in the Planning Code and Building Code.)
2. No parking will be permitted within a 100-foot strip along John Muir Drive.
3. The structures within the 100-foot strip along John Muir Drive shall not exceed four floors with the exception of the overlapping penthouse uses shown on the drawings in the immediate vicinity of the 100-foot set-back line, and any required stair to the roof.
4. The total number of dwelling units permitted shall not exceed 720.
5. The final design of the driveway entrances into the project must be approved by the Planning Department and the Traffic Bureau.
6. The development will be built substantially in conformance with the above mentioned drawings, with the Planning Department the sole judge of its final conformance.
7. All other requirements shall be as restricted by the S.F. Planning Code for R-4 zoning.

Without such criteria the zoning applicable to the subject parcel would allow up to 2,000 dwelling units and approximately 188,000 square feet of commercial space within the bulk limitations of a 4.8:1 floor area ratio, but without a height limit."

During the course of his presentation, Mr. Passmore referred to a model of the proposed project which was on display in the meeting room.

Commissioner Ritchie asked if the proposed development would interfere with a bicycle trail which had been planned by the Recreation and Park Department. Edgar Washburn, Attorney for Great Western Savings, stated that he was not aware of any plans for any bicycle trail which would require use of a portion of the property owned by his clients. Furthermore, the exchange of restrictive easements had been reviewed and approved by the Recreation and Park Commission; and, thus, he was certain that the proposed development would not interfere with any plans being developed by that Commission. In any case, he stated that his clients would be willing to cooperate if such an issue should arise.

Commissioner Porter asked the Director if he felt that the development presently being proposed was superior to plans which had been prepared previously for development of the property. The Director replied that the proposed project appeared to him to be an improvement over the project previously proposed although he had no knowledge of the previous project except through some pictures he had seen. Personally, he felt that development of the property with one-or two-point towers would constitute the most desirable design approach; however, it was his understanding that the developers and their architects had explored that approach and had concluded that it would not be economical.

Commissioner Ritchie remarked that the subject property is uniquely situated in that it is located adjacent to private, public, and federal open space; and he indicated that he intended to vote against the exchange of restrictive easements as a matter of principle because he did not feel that potential open space so located should be developed in a manner such as that being proposed by the applicants.

The Director recommended that the proposed exchange of the restrictive easements between the City and the owner of the Callan property, Lot 5, Block 7282, at John Muir Drive and Skyline Boulevard, be approved as in conformity with the Master Plan subject to the preparation of a new restrictive easement incorporating the seven criteria for controlling development within the existing easement area and the entire 10.6 acre subject parcel with which the architects for the applicant had previously indicated their agreement.

Commissioner Fleishhacker, remarking that the seven criteria would provide the Commission with a great deal of design control over the proposed development, moved that the Director be authorized to report that the proposed exchange of restrictive easements between the City and the owner of the Callan property, Lot 5, Block 7282, at John Muir Drive and Skyline Boulevard, is in conformity with the Master Plan subject to the preparation of a new restrictive easement incorporating the seven criteria mentioned by the Director. The motion was seconded by Commissioner Rueda and carried 5 to 1. Commissioners Finn, Fleishhacker, Newman, Porter, and Rueda, voted "Aye"; Commissioner Ritchie voted "No".

At 2:40 P.M. President Newman announced a 5-minute recess. The Commission reconvened at 2:45 P.M. and proceeded with hearing of the remainder of the agenda.

Presentation of Revised Improvement Plan for Residence.

Allan B. Jacobs, Director of Planning, presented the report, described the revisions which had been made, and responded to questions raised by members of the Commission. He indicated that a public hearing will be held on March 18, 1971, to receive comments from the public regarding adoption of the Improvement Plan as a part of the Master Plan.

Michael Fischer, representing the San Francisco Planning and Urban Renewal Association, remarked that it might be difficult for many civic groups to review the proposal and to adopt official positions regarding it if only one month were to be available before the public hearing; and he suggested that granting of an additional month before the hearing might eliminate most of the problem.

Commissioner Rueda stated that he had serious reservations concerning some of the recommendations which had been made towards the end of the report under the title "Systematic Code Enforcement"; and he felt that the Commission should either delete that portion of the report from consideration or delay approval of the entire document to allow sufficient time to gain a full understanding of the Systematic Code Enforcement recommendations.

The Director stated that the Commission would be requested to adopt only the central portion of the report entitled "Residence: The Comprehensive Plan".

After further discussion, the Commission requested that Alfred Goldberg, Chief of the Bureau of Building Inspection, be invited to attend a meeting of the City Planning Commission prior to March 18 to discuss the Systematic Code Enforcement recommendations contained in the report.

The meeting was adjourned at 3:45 P.M.

Respectfully submitted,

Lynn, E. Pio

At 2:40 P.M. President Johnson arrived at 2-4014 West 10th Avenue and, accompanied by his wife, L. B. and the United States Marshal, arrived at the residence of the President.

Investigation of Growth and Development of the

Improvement Plan as a part of the "Green River
March 22, 1971 to reevaluate from the public viewpoint of the
members at the formation. It is noted that a copy of the
the revisions which had been made and compared to previous raised
Africa Al' Woods, Director of Planning, presented the report, described

Association, requested that it might be difficult for many cities to review the program and to meet official, legislative requests to it only one month later to be available to the public. It was requested that the program be made available to the public in a more timely manner. The Association requested that it might be difficult for many cities to review the program and to meet official, legislative requests to it only one month later to be available to the public. It was requested that the program be made available to the public in a more timely manner.

There is some question as to whether the information in the report is reliable. It is noted that the information was obtained from a confidential source who has provided information in the past which has been found to be reliable. It is also noted that the information was obtained from a confidential source who has provided information in the past which has been found to be reliable.

The "Witness" stated that the Commission could be requested to "provide the central authority" the report entitled "Ideology of Communism" and "Ideology of Socialism".

DIRECTOR'S COPY

SAN FRANCISCO
CITY PLANNING COMMISSION

Minutes of the Regular Meeting held Thursday, March 4, 1971.

The City Planning Commission met pursuant to notice on Thursday, March 4, 1971, at 1:30 P.M. in the meeting room at 100 Larkin Street.

PRESENT: Walter S. Newman, President, James J. Finn, Mortimer Fleishhacker, Thomas J. Mellon, Mrs. Charles B. Porter, John Ritchie, and Hector E. Rueda, members of the City Planning Commission.

ABSENT: None.

The staff of the Department of City Planning was represented by Allan B. Jacobs, Director of Planning; R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator); Robert Passmore, Planner V (Zoning); Samuel Jung, Planner IV; Daniel Sullivan, Planner III (Zoning); Patricia Peterson, Planner II; John Phair, Planner II; Ronald Jonash, Planner II; Emily Hill, Planner I; and Lynn E. Pio, Secretary.

CURRENT MATTERS

Allan B. Jacobs, Director of Planning, requested the Plan Implementation Committee (Commissioners Fleishhacker, Finn, Porter) to meet on Wednesday, March 24, at 1:30 p.m.

The Director advised the Commission that construction of new housing has commenced on Hunter's Point.

The Director informed the Commission that the Board of Supervisors, acting on Monday, denied an application for vacation of a portion of Princeton Street which was associated with a Planned Unit Development application for construction of 87 houses which was approved by the City Planning Commission and upheld previously by the Board of Supervisors on appeal.

The Director reported that Alfred Goldberg, Chief of the Bureau of Building Inspection, will be present at the Commission's meeting next Thursday to comment on the Systematic Code Enforcement recommendations contained in the Department of City Planning's report on the proposed Improvement Plant for Residence.

In response to a request from President Newman that he comment on the Duskin initiative which would limit the height of buildings in San Francisco to six stories; the Director stated that both the height limits which have already been adopted by the Commission and the Urban Design plan which is being prepared by the staff call for heights exceeding six stories in some areas of the City and for heights less than six stories in other areas; and he felt that varying height limits are both warranted and desirable.

SECRET
CONFIDENTIAL

1. The purpose of this document is to provide information regarding the activities of the [redacted] in the [redacted] area.

2. The [redacted] has been observed in the [redacted] area, and it is believed that it is engaged in activities that are [redacted] to the [redacted] of the [redacted] area.

3. The [redacted] has been observed in the [redacted] area, and it is believed that it is engaged in activities that are [redacted] to the [redacted] of the [redacted] area.

4. The [redacted] has been observed in the [redacted] area, and it is believed that it is engaged in activities that are [redacted] to the [redacted] of the [redacted] area.

5. The [redacted] has been observed in the [redacted] area, and it is believed that it is engaged in activities that are [redacted] to the [redacted] of the [redacted] area.

6. The [redacted] has been observed in the [redacted] area, and it is believed that it is engaged in activities that are [redacted] to the [redacted] of the [redacted] area.

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8. The [redacted] has been observed in the [redacted] area, and it is believed that it is engaged in activities that are [redacted] to the [redacted] of the [redacted] area.

9. The [redacted] has been observed in the [redacted] area, and it is believed that it is engaged in activities that are [redacted] to the [redacted] of the [redacted] area.

10. The [redacted] has been observed in the [redacted] area, and it is believed that it is engaged in activities that are [redacted] to the [redacted] of the [redacted] area.

11. The [redacted] has been observed in the [redacted] area, and it is believed that it is engaged in activities that are [redacted] to the [redacted] of the [redacted] area.

Commissioner Fleishhacker, noting that recommendations concerning height limitations are within the province of the City Planning Commission, suggested that the Commission might wish to take a policy position regarding the proposed initiative. The Director stated that it was his understanding that a formal request for a policy statement would be forthcoming from the Board of Supervisors; and he recommended that the Commission defer adoption of a policy statement until that request has been received.

At this point in the proceedings, Commissioners Finn and Ritchie arrived in the meeting room and assumed their seats at the Commission table.

R67.69 - Vacation of De Wolf Street between Alemany Boulevard and the westerly line of Lawrence Avenue.

Samuel Jung, Planner IV, reported on this matter as follows:

"Pursuant to Section 116.1 of the Charter, the subject referral was received from the Director of Public Works in 1967, but action was deferred pending construction of the BART elevated tracks on the State Division of Highways property abutting De Wolf Street to the north.

"De Wolf Street is 37 feet wide and 329 feet long, parallel to and lying between Alemany Boulevard and the Southern Freeway just east of Sickles Avenue. It has not been determined whether it is a fee or easement street.

"The petitioners for the vacation are the abutting owners to the south of De Wolf Street; the owner of four dwelling units, and Q.F.I., a supermarket which owns a parking lot abutting De Wolf. The proposal is to construct a drugstore and associated parking on their property and the vacated street area. The property is just west across Lawrence Avenue from an existing discount store and supermarket complex on Alemany Boulevard.

"The present abutting owner to the north is the State Division of Highways. BART track on structure has been constructed on the slope between the Southern Freeway and De Wolf Street and ownership will probably eventually be transferred to BART. Neither the State Division of Highways nor BART objects to the street vacation, and the State is willing to dispose of its half interest in the street to the petitioners, but the State wants to retain an easement for the future maintenance of a freeway drainage pipe which is connected with a City manhole in the De Wolf Street-Lawrence Avenue intersection. The dimensions of the easement have not been determined. BART states that it would expect to use Lawrence Avenue as a means of access to its right of way.

"The zoning line between the C-2 district along Alemany and the R-2 district to the north runs down the centerline of De Wolf Street. Depending on the use made of the northerly half of the street after it is vacated, a conditional use or a rezoning would be in order.

"With commercial development of the privately owned property and the street area, there will be no general public or traffic need for De Wolf Street, although the developer might well consider providing pedestrian access where the street is now for people who walk to the shopping center along Sickles Avenue from the area to the north of the freeway."

The Director recommended that the proposed street vacation be approved as in conformity with the Master Plan provided that an adequate easement is reserved for the State Division of Highways for maintenance of its freeway drainage pipe.

Marshall Sanders, representing QFI and the owners of the other parcels of property abutting De Wolf Street, stated that his clients proposed to construct a new Walgreen Drug Store if the property which they presently own were to be enlarged with the vacated portion of De Wolf Street. The remainder of the area would be used as a parking lot.

Commissioner Fleishhacker asked if it would be feasible to provide pedestrian access to the adjacent shopping center through the proposed parking lot. Mr. Jung replied that such a determination could not be made until more detailed plans are available for the proposed project.

After further discussion it was moved by Commissioner Ritchie, seconded by Commissioner Finn, and carried unanimously that the Director be authorized to report that the vacation of De Wolf Street between Alemany Boulevard and the westerly line of Lawrence Avenue, as shown on SUR-2667, is in conformity with the Master Plan, provided that an adequate easement is reserved for the State Division of Highways for maintenance of its freeway drainage pipe.

At 1:50 p.m. President Newman announced that the meeting was recessed. Members of the Commission then proceeded to Room 282, City Hall, and reconvened at 2:00 p.m. for the scheduled zoning hearing.

2:00 P.M. Zoning Hearing

ZM70.37 - Southwest corner of Jarboe and Peralta Avenues
R-1 to a C-2 District (Under Advisement from meetings of
December 3, 1970, and January 7 and February 4, 1971).

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), remarked that the subject application had been continued under advisement from the meeting of February 4, 1971, pending receipt from the City Attorney of an opinion regarding an agreement which had been drafted by the applicant's

"The purpose of the Commission is to study the problems of the people of the United States and to make recommendations to the President and the Congress. The Commission is to be composed of members of the President's staff, members of the Congress, and members of the public. The Commission is to be organized in such a way as to be able to carry out its duties in the most effective manner possible."

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Very truly yours,

John F. Kennedy
President of the United States

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attorney specifying that the applicant would use the subject property for no other commercial purpose as long as the existing outdoor advertising sign remains on the site and waiving the right of the applicant to object to reclassification of the property for residential use when the billboard is removed. He stated that he had been advised by the City Attorney's office that the proposed agreement would be void and unenforceable; and, therefore, he reiterated his recommendation for disapproval of the application.

Chester E. Caldcott, attorney for Advan Inc., stated that he had not learned of the City Attorney's opinion in time to analyze it carefully. He assured the Commission that his clients did not wish to use the subject property for any commercial purpose other than retention of the existing billboard; and, in any case, he believed that the steepness of the site would prevent its development and use for commercial purposes. He also remarked that a recent court decision in Sacramento had held that conditions established when a certain piece of property was rezoned were valid; and, although the details of that case were different from the one presently under consideration, a precedent had nonetheless been established. In conclusion, he stated that his clients would be willing to abide by any conditions which the Commission might wish to establish for the proposed reclassification, whether those conditions be valid or invalid.

Genette Sonnesyn, Vice-president of the Bernal Heights Association, stated that members of her organization had taken a vote in opposition to the subject application in December; and, in view of the City Attorney's opinion, she felt that the Commission should disapprove the application.

After further discussion it was moved by Commissioner Fleishhacker and seconded by Commissioner Rueda that the subject application be disapproved.

Commissioner Ritchie stated that the applicants had acted in good faith. Continued existence of the billboard would not create any problems for the neighborhood; and, given the topography of the site, he doubted that the property would be suitable for any other purpose. Under the circumstances, he did not feel that the subject application should be disapproved.

Commissioner Rueda remarked that reclassification of the property to C-2 would provide an opportunity for the property to be used commercially in the future; and, for that reason, he felt that the subject application should be disapproved.

When the question was called, the Commission voted 5-1 to adopt Resolution No. 6692 and to disapprove the subject application. Commissioners Finn, Fleishhacker, Newman, Porter, and Rueda voted "Aye;" Commissioner Ritchie voted "No."

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ZM71.3 - North-Central Richmond District: the area bounded generally by the mid-block of 18th and 19th Avenues on the east, Lake Street on the north, the mid-block of 22nd and 23rd Avenues on the west, and by a line running 100 to 120 feet north of California Street on the south.
R-3 to an R-2 District.

R. Spencer Steele, Assistant Director of Planning - Implementation (Zoning Administrator), referred to land use and zoning maps to describe the subject property. He stated that a single church, a non-conforming grocery store, and half of the Richmond Playground are the only non-residential uses which are located upon the 144 lots which would be affected by the subject application. A total of 116 lots, or 81% of those included in the subject application, are presently developed within the density standards of the proposed R-2 district. At least 19 of the remaining lots are developed at densities in excess of the density allowed in the R-3 district; and, if the subject application were to be approved, the developments presently existing on approximately 8 additional lots would exceed the density of the R-2 zoning district.

Arthur Brunwasser, one of the applicants, remarked that the requested reclassification would in fact be an extension of existing R-2 area which lies to the east of the subject properties. He stated that the primary purpose of the application was to preserve the family characteristics of the subject neighborhood; and, he noted that R-2 zoning would provide a desirable transition between the R-1 district to the north and the R-3 district south of California Street. He remarked that families do not live in apartment buildings; and, as some of the older single family homes had duplexes in the Richmond District have been replaced by apartment buildings, families have been replaced by transients. He noted that residents of the Richmond District have been developing a sense of community as manifested by the formation of new neighborhood organizations; and, he believed that stabilization of housing patterns in the area would help to preserve the present character of the neighborhood.

Mr. Brunwasser did not know why the Commission had decided to classify the subject properties in the R-3 zoning district when the new zoning ordinance was adopted in 1960. However, for as long as the R-3 zoning is retained, he expected that developers who have no long term interest in the neighborhood would continue to construct apartment buildings in the area as quickly and as cheaply as possible. Furthermore, with the advent of more and more apartment houses, parking problems would continue to become more serious. He advised the Commission that the subject application had been initiated by four families with children who live in the neighborhood; and he indicated that 70% of the resident owners of properties included in the application had signed a petition in support of the requested change of zone. He stated that he understood that a few contractors who had purchased properties in the neighborhood but who do not live in the area had circulated a petition in opposition to the application; however, since that petition had not yet been submitted to the Department of City Planning, he was not prepared to comment upon its validity.

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During the course of Mr. Brunwasser's presentation, Commissioner Mellon arrived in the meeting room and assumed his seat at the Commission table.

George Shimmon, 114 21st Avenue, stated that he was very much in favor of the proposed reclassification.

James Warhurst, 139 20th Avenue, stated that he had lived in the subject neighborhood for a considerable period of time, first on 19th Avenue and more recently on 20th Avenue. He stated that he and his wife had been impressed with the family character of the neighborhood; but they had been disappointed to see the effect which a new apartment building constructed only three doors from their house had had on the character of the neighborhood. Under the circumstances, they were enthusiastic about the subject application since it would offer a means of preserving the family character of the area.

Alphonse Rodriguez, 127 21st Avenue, pointed out that the size and orientation of lots in the subject neighborhood make them ideal for family living, particularly in view of the fact that the properties offer large back yards with trees. Yet, when the properties are developed with apartment buildings, the back yards are usually cemented. The apartment buildings also create parking problems in the neighborhood and lead to the creation of "instant ghettos."

Paul Devone, one of the applicants, remarked that one of the major topics of conversation at a recent Conference of Mayors concerned the problem of how to keep families in the city; and he noted that experience has shown that stable family units are more interested in the beautification and preservation of their neighborhoods than are apartment dwellers. He questioned whether the people who had circulated the petition in opposition to the subject application really had the best interests of the City at heart or whether they were merely speculators; and he predicated that San Francisco would eventually become "one big bus stop" unless a way is found to stop the construction of apartment buildings in family residential districts.

Mrs. Richard Haerr, 120 23rd Avenue, stated that she wished that her property had been included in the subject application. While some of her best friends are apartment dwellers, she felt that construction of too many apartment buildings in a family residential neighborhood can have an adverse effect on the quality of the area. She stated that two large apartment buildings had been constructed on her block; and, with automobiles being parked on the sidewalks, the area is beginning to resemble a slum. Furthermore, when properties are zoned for apartment buildings, the owners of single family residences have a tendency to allow their properties to deteriorate because they know that the properties can be sold for construction of apartment buildings.

Julian Hultgren, one of the applicants, stated that the principal purposes of the application were to protect property values for people who have purchased single family homes in the area and to preserve and to enhance the family character of the neighborhood. He remarked that there is considerable interest

During the course of the investigation, the Board of Directors arrived in the building and examined the records of the building.

George Brown, 714 11th Street, advised that he was not a member of the Board of Directors.

James Brown, 102 20th Avenue, advised that he was not a member of the Board of Directors. He stated that he and his wife had been married recently on 20th Avenue. He stated that he and his wife had been married with the family character of the neighborhood and they had been acquainted with the apartment building construction only after the fact. He stated that he was not the character of the neighborhood. He stated that he was not the character of the neighborhood. He stated that he was not the character of the neighborhood.

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Mr. Richard Brown, 112 10th Street, advised that he was not a member of the Board of Directors. He stated that he and his wife had been married recently on 20th Avenue. He stated that he and his wife had been married with the family character of the neighborhood and they had been acquainted with the apartment building construction only after the fact. He stated that he was not the character of the neighborhood. He stated that he was not the character of the neighborhood. He stated that he was not the character of the neighborhood.

John Brown, one of the applicants, advised that he was not a member of the Board of Directors. He stated that he and his wife had been married recently on 20th Avenue. He stated that he and his wife had been married with the family character of the neighborhood and they had been acquainted with the apartment building construction only after the fact. He stated that he was not the character of the neighborhood. He stated that he was not the character of the neighborhood. He stated that he was not the character of the neighborhood.

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in the subject neighborhood in planting trees, undergrounding utilities, and in other means of beautifying the area; however, he felt that such projects would be encouraged if action were taken to stabilize the character of housing in the neighborhood through approval of the proposed reclassification.

Nobusuke Fukuda, another one of the applicants, felt that retention of the R-3 zoning classification for the subject properties would result in the construction of an increasing number of speculative apartment buildings in the area which in turn would make it difficult for families to remain.

Ruth Waterfall, 149 21st Avenue, expressed her support of the subject application.

Irene Young, 233 Lake Street, stated that her neighbors had made special efforts to improve their properties and had contributed to the development of a feeling of "neighborliness." She hoped the subject application would be approved so that the character of the area might be preserved.

George Choppelas, attorney for James McGee, 163 22nd Avenue, and for two contractors who had purchased buildings in the neighborhood, stated that Mr. McGee had circulated a petition in opposition to the subject application and had obtained more than 160 names on that "counter-petition." He also remarked that one of the contractors whom he represented had consummated a transaction for purchase of property in the area one day prior to the filing of the subject application. Mr. Choppelas felt that some of the supporters of the application were erroneously of the understanding that the R-3 zoning district would allow construction of high-rise apartment buildings; and he remarked that the district in fact allows construction of only two residential floors above a full basement garage. Other proponents of the application seemed to feel that the change of zone from R-3 to R-2 would reduce the assessed value of their properties; however, Mr. Duca of the Assessors Office, who was present in the audience, had advised him that no assessments would be changed unless the land is vacant.

Mr. Choppelas contended that it would be completely infeasible to construct a single family house or a duplex in the subject neighborhood even if the properties were rezoned to R-2. He agreed that some of the existing homes in the area are quite beautiful; however, he noted that a number of homes in the area had been vacant for a considerable period of time and are quite delapidated. He stated that no new single family homes have been constructed in the neighborhood for the past 25 or 30 years; and the last duplex to be built was constructed 8 or 9 years ago. To his knowledge, no new construction whatsoever had taken place in the R-2 district to the east of the subject properties in the past 7 or 8 years. Under the circumstances, if the owners of single family homes in R-2 districts do not wish to renovate their buildings, the buildings will inevitably deteriorate because land and construction costs make it infeasible for contractors to undertake new construction unless they can build four-unit buildings.

Mr. Choppelas commented on the fact that only two residential classifications had existed prior to the adoption of the new Zoning Ordinance in 1960, the first residential district and the second residential district. Under second residential zoning, the subject properties could have been developed with six-story apartment buildings. However, with the adoption of the new Zoning Ordinance, the City Planning Commission decided to include the subject properties in the R-3 zoning district, thus limiting their potential for development; and, subsequently, the Commission revised the standards of the R-3 zoning district to allow even less density on properties included in that district. Mr. Choppelas also remarked that new developments are further limited by the 1 for 1 parking ratio which did not apply to older apartment buildings which exist in the subject neighborhood; and, as a result, the size of any new apartment buildings to be constructed would be limited to four dwelling units because that is the maximum number of on-site parking spaces which can be provided. He stated that one of the contractors whom he represented had paid \$66,000 for two lots in the subject neighborhood; and, he had been advised by an appraiser that the value of the properties would be reduced to \$33,000 if the properties were to be reclassified from R-3 to R-2 as proposed in the subject application. The other contractor had purchased a single R-3 lot for \$32,000; and, if the subject application were to be approved, the value of that property would be reduced to \$15,000.

Commissioner Ritchie asked if the properties which had been purchased by Mr. Choppelas' clients are improved or vacant. Mr. Choppelas replied that the properties are developed with structures; and, in reply to further questions raised by Commissioner Ritchie, he stated that one of the properties had been unused for 10 years and it would not be possible to renovate it.

Mitchell Cutler, a real estate broker with offices located at 5332 Geary Boulevard, remarked that the Improvement Plan for Residence, which had recently been published by the Department of City Planning, had called for the initiation of special programs to help people who are seeking suitable housing in San Francisco. He also noted that the City Planning Commission had spent a considerable amount of time considering the new Zoning Ordinance in 1960, holding hearings on the proposed ordinance in all sections of the City; and, as a result, of those deliberations, R-3 zoning was recommended for the subject properties. People who had purchased homes in the area knew they were purchasing R-3 lots; and he did not understand why they now wished to change the zoning of their properties. Whereas the present Planning Code requires one parking space for each residential unit, most of the houses in the subject neighborhood were constructed when such a requirement was not in effect and do not have off-street parking spaces. Mr. Cutler stated that only one R-2 building had been constructed in the neighborhood in recent years whereas approximately 50 R-3 buildings containing 3 or 4 units had been constructed to provide housing for people at prices that they can afford. He felt that the new buildings are superior to the older buildings because of current code requirements; and, he believed that the owners of the R-3 apartment buildings are more concerned about the condition of their properties than private home owners because they have more money invested. Furthermore, properties developed with R-3 buildings bring more tax revenue to the City; and, if the subject application were to be

approved, he doubted if it would ever be possible to bring the tax rate down.

Robert H. Peterson, attorney for the estate of the Agnes Dunlop Gilchrist, supported the comments which had been made by Mr. Choppelas in opposition to the subject application. He stated that part of Mrs. Gilchrist's estate involves property located at 124 21st Avenue; and, since rezoning of that property would have a harmful effect, he asked that the property be excluded from the subject application. He then submitted documents to the Commission to testify to the fact that the property had been sold to Martin R. Moore prior to the time that the subject application was filed with the Department of City Planning. He acknowledged that the estate had been advised on January 14, 1971, that the application for the rezoning would be filed; however, since the notice for the sale of the property had been posted on January 4, 1971, and since he was not in a position to act against the best of interest of the estate, he had not passed that information on to Mr. Moore. In conclusion, he again requested that the property located at 124 21st Avenue be excluded from the subject application.

Mr. McCormick, a real estate broker, noted that the density standards of the R-3 district had been changed only 4 or 5 years ago; and, as a result, the building potential of properties in that area was cut in half. He also remarked that the Fox Plaza Corp., in preparing plans for their project on Market Street, had undertaken a survey which had shown that the real need in San Francisco is for studio apartments and not for family units. He also emphasized that R-3 zoning is an economic benefit to the people of the subject neighborhood since even older homes with no modern conveniences are selling for as much as \$30,000. He remarked that probate sales are open to the general public; yet, individuals interested in buying and fixing up older homes rarely appear at those sales. The properties are purchased by contractors who, by constructing new apartment buildings, provide jobs for minority people; and, he felt that the role which they are playing is particularly important at a time when the City is discouraging large development projects and increasing the unemployment problem.

Joseph Brucato, representing the owner of property located at 122 19th Avenue, stated that families are not being driven out of San Francisco because of apartment buildings but because of taxes; and, he felt that the only way to bring the tax rate down would be to construct bigger buildings containing more apartment units.

Mrs. Ella Collins, 1629 Lake Street, stated that she owns an apartment building which is well maintained. She stated that she did not approve of the proposed change of zoning to R-2.

John Maloney, 711 12th Avenue, stated that he had purchased the property located at 136 19th Avenue approximately 12 days before the subject application was filed with the Department of City Planning. Had he known at that time that the property might be reclassified to R-2, he would not have paid \$32,000 for it. He stated that he had already constructed a four-unit owner-occupied

The following summary is based on the data collected during the year 1940-1941.

The first part of the summary deals with the general conditions of the country during the year. The second part deals with the results of the various investigations conducted during the year. The third part deals with the conclusions drawn from the results of the investigations.

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apartment on 19th Avenue which was the only new building to be constructed on the block in the last 25 years. He felt that people in the area, in opposing the construction of apartment buildings, were really opposed to the construction of buildings containing 15 or more units similar to existing ones which were constructed many years ago under different zoning standards; and, he did not believe that they really could object to construction of apartment buildings containing only three or four units. Yet, he had understood that 19th Avenue had not been included in the subject application until the neighbors had learned that an apartment building was to be constructed on the property which he had purchased. In conclusion, he stated that the petition which had been circulated in opposition to the subject application had indicated that only 50% of the people living on 21st Avenue were really in favor of the proposed change of zoning.

Bill Moore, owner of property located on 21st Avenue, stated that he would not have purchased his property if he had known that the zoning might be changed from R-3 to R-2.

William McDonagh, 1301 Ulloa Street, stated that he had constructed apartment buildings on 18th and 19th Avenues last year and had not received any complaints from neighboring property owners. He stated that the contractors who were appearing in opposition to the subject application are not speculators but hard-working individuals. In conclusion, he questioned whether the individuals who had filed the subject application had done so with the knowledge that they would be cutting the value of their neighbor's property in half.

Pete Burns, a contractor, viewed the subject application as "a cup of malarky."

Frank Hall, a sub-contractor, stated that he had worked for the contractors who were opposing the application; and, he indicated that he was very much impressed with the quality of their work.

Hugh Broyles, owner of property located at 118 - 120 18th Avenue, stated that he had wanted to live in the apartment building which he owns but had found that he could not afford it. More recently, he had drawn up plans for a garden apartment on the site which he intended to occupy; however, if the proposed change of zone were to be approved, that unit could not be constructed.

Mr. O'Neal, a contractor, stated that he had often been ashamed to show apartments in buildings which he had constructed to prospective clients because of the condition of the rear yards of adjacent single family homes.

Franklyn Lyons, 111 Sutter Street, remarked that the petition which had been filed in favor of and in opposition to the subject application were approximately equal in terms of the number of names which they contained; and, he felt that neither the proponents nor the opponents of the application really understood all of the ramifications of the proposal. He noted that two new organizations had become quite active in the Richmond District; and, he remarked

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that the firm of Whistler-Patri is involved in a planning study of the area. Under the circumstances, he felt that action on the subject application should be deferred until such time as the results of the work being done in the area are known.

Ben Hong, representing Golden State Realty, 207 Clement Street, felt that the older homes in the subject neighborhood should be replaced by apartment buildings to increase the City's stock of rental housing and to reduce taxes by broadening the tax base.

Allan B. Jacobs, Director of Planning, stated that Lake Street had served as a boundry between a second residential to the south and a first residential district to the north prior to 1960. When the new Zoning Ordinance was adopted, properties located south of Lake Street but east of the subject area were zoned R-2, while the properties presently under consideration were included in the R-3 zone, probably in recognition of the larger number of older apartment buildings in existence. He displayed a map which had been prepared by the staff of the Department of City Planning which indicated the location of properties whose owners were in favor of or opposed to the subject application, noting that the request for the classification was backed by a substantial number of the owners of properties which would be reclassified. He remarked that the Improvement Plan for Residence, which had recently been published by the Department of City Planning, had been fundamentally concerned with retaining the quality of existing neighborhoods and the existing stock of housing in the City; and, he pointed out that 81% of the properties included in the subject application are developed with building which would conform with the standards of the R-2 zoning district. Whereas the R-3 district would allow the average lot to be developed with four dwelling units, the R-2 district would allow a maximum of 2 units on the average lot; and, he indicated that the staff of the Department of City Planning felt that retention of the R-3 Zoning Classification, thus allowing greater density and bulk, would not be in the best interests of the neighborhood. The argument made by the applicants was that they wished to stabilize the character of the neighborhood in order to retain families in San Francisco. If the neighborhood were already developed with many apartment buildings, the staff of the Department of City Planning would have been reluctant to recommend reclassification of the area from R-3 to R-2; however, since most of the properties in the area are in fact developed with one or two family dwellings, the recommendation of the staff was that the application be approved. During the course of his presentation, the Director remarked on the apparent disagreement between statements made between two individuals speaking in opposition to the application, one claiming that the proposed change of zone would not affect the assessment of properties in the area and the other claiming that the resale value of properties in the area would be reduced by one-half as a result of the proposed reclassification.

Mr. Choppelas stated that he had been advised by the Assessor's Office that properties in the area would not be reassessed unless they were vacant. Another speaker had observed that the proposed change of zone from R-3 to R-2 would reduce the resale value of the properties in the area by 50%.

The following is a list of the books in the collection of the New York Public Library, which were purchased by the City of New York, and are now in the possession of the Library.

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Mr. McCormick stated that approval of the subject application, which would be tantamount to "spot zoning" a four block area, would establish a dangerous precedent which would encourage other small groups of property owners to request reclassification of their neighborhoods; and, he envisioned the prospect of a block fight over zoning throughout the City. He felt that the Master Plan should contemplate the City as a whole; and, for that reason, he continued to feel that the subject application should be disapproved.

Mr. Cutler emphasized that careful consideration was given to the zoning pattern which was established when the new Zoning Ordinance was adopted in 1960; and, he remarked that all individuals who had purchased property in the subject neighborhood since that date had done so with the knowledge that the properties were zoned R-3. The R-3 district does not allow construction of high-rise apartment buildings but restricts construction to smaller buildings which do not conflict with the character of the neighborhood under consideration. Especially in view of the fact that no new construction would take place in the neighborhood if the properties were rezoned to R-2, he urged that the subject application be disapproved.

Mr. Hong again urged that the application be disapproved.

Commissioner Finn asked the Director to elaborate on the Commission's legal right to approve a zoning change which would deprive Mr. Moore and Mr. Maloney of property rights which they had acquired in good faith. The Director replied that properties are always in the process of being purchased and resold; but that process does not affect the Commission's legal right to exercise its zoning "police power" in the interest of the public health, safety, and general welfare.

Commissioner Finn asked if there were any possible means by which the Commission could approve the requested reclassification while preserving the property rights of Mr. Maloney and Mr. Moore. The Director replied in the negative, noting that the properties owned by Mr. Moore and Mr. Maloney are located in the middle of the area under consideration and not on the edge of the district.

After further discussion it was moved by Commissioner Mellon and seconded by Commissioner Rueda that the subject application be disapproved.

Commissioner Porter remarked that Mr. Moore and Mr. Maloney had recently purchased properties with the intention of demolishing existing buildings in order to construct R-3 apartment buildings. Yet, when individuals are purchasing single family homes in R-3 zoning districts, it never occurs to them that other people might be willing to bulldoze \$30,000 houses in order to construct new apartment buildings in the area. While she was conscious of property values, she felt that the family residential character of the neighborhood should be preserved and that the subject application should be approved.

Mr. McCormack stated that approval of the subject application, which would be tantamount to "paper zoning" a low block area, would establish a precedent which would encourage other small groups of property owners to request reconsideration of their neighborhood; and, he considered the prospect of a block by block invasion throughout the City. He felt that the Master Plan should contemplate the City as a whole; and, for that reason, he continued to feel that the subject application should be disapproved.

Mr. Guller suggested that careful consideration was given to the zoning section which was established when the new Zoning Ordinance was passed in 1960; and, he remarked that all individuals who had purchased property in the subject neighborhood since that date had done so with the knowledge that the properties were zoned R-3. The R-3 district does not allow construction of a 4-story apartment building and restricts construction to smaller buildings which do not conflict with the character of the neighborhood. Mr. Commissioner Guller stated in view of the fact that no new construction would take place in the neighborhood if the properties were rezoned to R-3, he urged that the subject application be disapproved.

Mr. Hunt again urged that the application be disapproved.

Commissioner Fink asked the Director to elaborate on the Commission's legal right to approve a zoning change which would deprive Mr. Moore and Mr. Maloney of property rights which they had acquired in good faith. The Director replied that the Commission has the power to change zoning in the process of being rezoned; and that process does not affect the Commission's legal right to exercise the zoning "police power" in the interest of the public health, safety, and general welfare.

Commissioner Fink asked if there were any possible means by which the Commission could approve the requested rezoning without depriving the property rights of Mr. Maloney and Mr. Moore. The Director replied in the negative, noting that the properties owned by Mr. Moore and Mr. Maloney are located in the middle of the area under consideration, and not on the edge of the district.

After further discussion it was moved by Commissioner Walton and seconded by Commissioner Fink that the subject application be disapproved.

Commissioner Foster remarked that Mr. Moore and Mr. Maloney had recently purchased properties with the intention of demolishing existing buildings and constructing R-3 apartment buildings. Yet, when individuals are purchasing single family homes in R-3 rezoned districts, it never occurs to them that other people might be willing to build 50,000 homes in order to demolish existing apartment buildings in the area. While this was common sense, property values, and that the fact that the fact that the subject application should be approved.

Commissioner Rueda remarked that many R-3 districts in the City have developed in a pattern similar to the subject neighborhood; and, he felt that approval of the subject application would lead to similar requests for rezoning in other R-3 districts. Under the circumstances, he felt that the Commission should consider all R-3 areas at the same time.

When the question was called, Commissioners Finn, Mellon, and Rueda voted "Aye"; Commissioners Fleishhacker, Newman, Porter, and Ritchie voted "No."

The motion for disapproval of the subject application thereby failed. Subsequently, it was moved by Commissioner Ritchie and seconded by Commissioner Fleishhacker that the subject application be approved. Commissioner Fleishhacker remarked that the Commission had previously rezoned a large area in Pacific Heights from R-1 to R-1-D on the request of property owners in the area; and, he expected that similar actions would be taken by the Commission in the future. While the contractors who had purchased properties in the subject neighborhood do have property rights, they would be able to take their problems to the courts if the subject application were to be approved; and, he felt that the Commission should give consideration to the rights of the resident property owners who had requested the change from R-3 to R-2. Given the size of the area involved, he did not feel that approval of the subject application would result in "spot zoning"; and, in any case, he noted that the City contains a great deal of property zoned R-3 which would not be affected by the subject application and which would still be available for construction of apartment buildings.

When the question was called, the Commission voted 4-3 to adopt Resolution No. 6693 and to approve the subject application. Commissioners Fleishhacker, Newman, Porter and Ritchie voted "Aye"; Commissioners Finn, Mellon, and Rueda voted "no."

At 3:45, President Newman announced a five minute recess. The Commission reconvened at 3:50 p.m. and proceeded with hearing of the remainder of the agenda. Commissioner Mellon and the Director were absent from the meeting room for the remainder of the meeting.

ZM71.4 750 Parnassus Avenue and 1382 5th Avenue, at northeast corner of Parnassus & Fifth Avenues.

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), referred to land use and zoning maps to describe the subject property. He stated that the property is presently developed with an apartment building which contains 7 dwelling units and one suite of doctors offices; however, there are no off-street parking spaces on the site. The applicants had requested that the zoning of the site be changed from R-3 to C-1 in order to legalize the use of a portion of the building for professional offices. The applicants had considered requesting reclassification of the property to R-4 to enable the Commission to consider another application to allow the office

as a conditional use; however, if such a conditional use were to be sought, the City Planning Code would require that parking spaces at a ratio of one for each 300 square feet of office space be provided on the same lot or within four-hundred feet of the building.

Jack K. Dooling, attorney for the applicants, stated that doctors offices had been housed in the subject building since 1930; and, he indicated that he had obtained four letters in support of the subject application from people who are familiar with the work being done by the doctors occupying the building. He stated that the primary purpose of the subject application was to legalize use of the building by the four doctors who now maintain offices in it; and, if the Commission had not been advised by the City Attorney earlier in the afternoon that no stipulations can be attached to actions resulting in the reclassification of property, his clients would have been willing to accept a condition specifying that the property could be used for no commercial purposes other than medical offices.

Karl H. Hanson, one of the doctors maintaining offices in the subject building, stated that he had been in the building for fifteen years. Since he donates 8 hours of his time each week to the University of California Medical Center, the building is conveniently located for his purposes; and the rental rate for office space within the building is considerably less expensive than the rates being charged by other office buildings in the area. Furthermore, since he is hard of hearing, it is important that his offices be located in a quiet building such as the one on the subject property. He felt that the doctors who use the building render a real community service; and, since no complaints had been registered regarding use of the building for medical offices, he hoped that the subject application would be approved.

Commissioner Porter, remarking on the fact that medical offices had been located in the building for the past 30 years and that no complaints had been registered regarding that use, wondered why the applicants had filed the subject application. Mr. Steele replied that the present illegal medical office occupancy of the subject property was discovered by the Bureau of Building Inspection when they were investigating deficiencies in the residential portion of the building; subsequently, the subject application had been filed for the purpose of legalizing the medical office use.

Commissioner Porter asked if it would be possible for the Commission to legalize the medical offices as a conditional use in the existing R-3 district. Mr. Steele replied in the negative and explained that medical offices are first allowed as conditional use in R-4 districts subject to the provision of a sufficient number of parking spaces required to satisfy the parking requirements of the City Planning Code.

Mr. Dooling emphasized that the only purpose of the subject application was to legalize the medical office use of the building; and, he indicated that any action that could be taken by the Commission to achieve that end would be satisfactory to his clients.

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Ronald J. Oliva, one of the applicants, stated that the subject building does not have any signs or any other characteristics which differentiate it from an ordinary residential building; and, it is precisely those qualities which make it desirable for the doctors who do not wish their patients to have the feeling that they are in a medical office building. Since higher rent could be obtained if the office space were rented as an apartment, the subject application had not been filed for profit but rather to serve the convenience of the doctors.

Commissioner Porter stated that she did not object to having the building used for medical offices. However, if the property were to be reclassified to C-1, stores could be constructed on the site by present or future owners without any control being exercised by the Commission. She asked if the doctors occupying the offices in the building reside in the building, also. Mr. Dooling replied in the negative.

Commissioner Ritchie asked if other buildings in the area are used for medical offices without proper zoning. Mr. Oliva replied that a building located across the street from the subject site is used by the University of California Medical Center for offices; however, since that property is State-owned, it is exempt from local zoning.

Donald J. Gordon, another one of the applicants, confirmed that the building located across the street is owned by the State and is used for medical offices.

Rick Sauer, 10 Judah Street, stated that he would have no objection to reclassification of the subject property to R-4; however, he felt that reclassification of the property to C-1 would have a bad effect on the neighborhood.

Commissioner Ritchie asked if the medical offices would be legal if some of the doctors maintained a residence in the building, also. Mr. Steele replied in the affirmative.

Robert LaPoint, Campus Planner for the University of California, stated that the Medical Center had no objection to the present use of the subject building; however, it would object to reclassification of the property to C-1 because of the types of uses which would be allowed in that district and because of the possibility that reclassification would establish a precedent for similar reclassification of other properties in the area. He stated that the property located across the street from the subject site is owned by the University and will be developed with a \$20,000,000 School of Dentistry; however, he indicated that the height of the new building would not exceed 7 stories. Commissioner Ritchie remarked that the proposed School of Dentistry would not conform to the standards of the R-3 zoning district; and, under the circumstances, he wondered why the Medical Center was so anxious that the R-3 zoning of the subject site should be retained. Mr. LaPoint replied that properties zoned C-1 can be used for shops, service stations, shopping centers

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or other uses which would be detrimental to the character of the neighborhood. In addition, residents of the neighborhood had become concerned about the increasing loss of housing in the vicinity of the Medical School.

Dr. Carr, Executive Director of the Alumni Association of the University of California Medical Center, advised the Commission that there is a need for housing in the vicinity of the Medical Center to serve students as well as visiting alumni; and he indicated that his organization was prepared to invest money for construction of new residences in the area. Commercial zoning would not be compatible with that type of development; and, he felt that approval of the subject application would establish a precedent which might have unfortunate results. In conclusion, he stated that he felt that the general public interest should be given more consideration than the casual convenience of a small group of doctors.

Dale Hirshman, 1376 6th Avenue, urged that the residential character of the neighborhood be preserved and that the subject application be disapproved.

Mrs. Cashman, 1378 6th Avenue, felt that the doctors should be grateful for the fact that they had been able to occupy the building for a number of years and that they should not urge reclassification of the property at the present time. If the property were reclassified to C-1, it could be used for a supermarket or for other undesirable commercial uses; and, under the circumstances, she felt that the R-3 classification should be retained and that the subject application should be disapproved.

Mr. Steele recommended that the subject application be disapproved. He remarked that the subject property is located at least four blocks from the nearest commercial district; and, therefore, approval of the requested reclassification would result in "spot zoning" of doubtful legality. He stated that medical office use of the building could not have been given legal status at any time during the past 15 years; and, he remarked that no public need had been demonstrated for the requested reclassification. In fact, the staff of the Department of City Planning had found that 8,000 square feet of medical office space is available in another nearby building which is legally zoned for such use. Under the circumstances, he recommended the adoption of a draft resolution which he had prepared for disapproval of the subject application.

Mr. Dooling stated that office space in the building mentioned by Mr. Steele costs approximately four times as much as the office space in the subject building. While he acknowledged that it would not be possible to provide parking spaces on the subject property, he pointed out that the medical office building operated by the University of California across the street from the subject site does not provide parking either. In conclusion, he did not feel that his clients request for legalization of the existing medical offices extended beyond the realm of reason.

Dr. Gary, Executive Director of the Alumni Association of the University of California at Los Angeles, advised the Commission that there is a need for housing in the vicinity of the Robert F. Kennedy Center to serve students as well as visiting faculty, and he indicated that an organization has prepared to provide a new building in the area. Commission members, after discussion, did not find it compatible with that type of development; this, in fact, was approved at the subject's request would result in a procedure which in the long run would be detrimental to the University of California and the general public interest. It was recommended that the subject be given more information than the actual commission recommendation of refusal.

There is a very strong possibility that the information in the above report is not correct and that the information is not correct.

for such use. Under circumstances, however, the location of a building which is to be removed is not a subject of litigation. The Department is not authorized to issue orders for the removal of buildings which are privately owned. It is the policy of the Department to acquire buildings which are to be removed by purchase or by donation. If the Department is unable to acquire a building by purchase or by donation, it may acquire the building by condemnation. The Department is not authorized to issue orders for the removal of buildings which are privately owned. It is the policy of the Department to acquire buildings which are to be removed by purchase or by donation. If the Department is unable to acquire a building by purchase or by donation, it may acquire the building by condemnation.

[illegible]

Commissioner Porter stated that she was very sympathetic with the problem being faced by the doctors; however, she felt that she could not possibly maintain her integrity and vote for reclassification of the property to C-1.

After further discussion it was moved by Commissioner Porter and seconded by Commissioner Fleishhacker that the subject application be disapproved.

Commissioner Finn asked if there were any possible method whereby the doctors could continue their practice in the building. Mr. Steele replied that the applicants might wish to file a new application requesting R-4-C zoning for the property; however, off-street parking would have to be provided for the medical offices and a larger area would have to be included in the application.

When the question was called, the Commission voted unanimously to adopt Resolution No. 6694 and to disapprove the subject application.

CU71.10 Northeast corner of Fillmore and Turk Streets.
Request for a Planning Unit Development consisting of 142 efficiency and one-bedroom units for low- and moderate-income elderly people; and accessory commercial development. In a C-2 District.

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), referred to land use and zoning maps to describe the subject property. He stated that the property is owned by the San Francisco Redevelopment Agency; and, since the development proposed by the Redevelopment Agency in conformance with the approved Redevelopment Plan for Western Addition Project Area A-2 would require Planned Unit Development authorization from the City Planning Commission, the subject conditional use application had been filed. Mr. Steele described the project proposed by the Redevelopment Agency for the site as follows:

"A 142 unit apartment tower for low- and moderate-income elderly persons combined with a community based private lodge and ground level stores. While meeting the Redevelopment Plan land development standards the residential portion of the proposal exceeds applicable density, building height and usable open space standards under the City Planning Code for the subject C-2 zoned site. Because the subject site is in a Redevelopment Area these Planning Code standards may be modified by the City Planning Commission under the Planned Unit Development procedures of the code.

"The 142 proposed dwelling units, consisting of 12 efficiency units and 130 one-bedroom units, would be in a 13-floor tower on the northerly half of the site; with its entrance on Fillmore Street. In addition to the kitchens in each dwelling unit, a central dining facility and recreation area is proposed at the ground floor. Roof terraces would provide outdoor recreation areas for the residents.

"The Queen Adah Lodge would occupy a two-floor high building segment at the southwest corner of the site with its entrance from Turk Street. Small retail stores, except for the residential entrance, would occupy the entire ground floor frontage of the development along Fillmore Street.

"A request for a variance from the parking requirements applicable under the Planning Code to the residential portion of the development is pending before the Zoning Administrator. The present plans propose 54 standard size and 26 compact size parking spaces; 48 of these spaces would be allocated to the residential occupancy; the remainder would be used to meet the Planning Code parking requirements for the commercial and lodge occupancies of the building. All of the parking would enter an underground garage from Fillmore Street; the present plan would require a revocable permit to use sub-side walk area along Fillmore Street."

Bill Rosso, Director of Architecture for the Redevelopment Agency, stated that the conditional use application had been filed to request Planned Unit Development authorization for the site in order to increase the density of use permitted on the site by the City Planning Code up to the level of that proposed in the official Redevelopment Plan. He stated that the only other means of achieving that objective would be to reclassify the property to R-4; and, he indicated that the staff of the Department of City Planning had recommended that the Planned Unit Development approach would be preferable.

Vernon Thornton, representing WAPAC, asked if the parking variance mentioned by Mr. Steele was directly related to the matter under consideration. Mr. Steele replied that he would hold a separate hearing on the parking variance and render a decision on it if the application presently under consideration by the Commission were to be approved.

Mr. Thornton then read a letter from WAPAC stating that a vote had been taken on February 25 recommending a "do pass" for the parking variance so that the sponsors of the proposed project would be able to proceed on schedule.

Mary Rogers, 1219 Webster Street, spoke in opposition to the subject application. She felt that it would be absurd to place 143 senior citizens on three city lots with no open space, especially in view of the fact that

The Board discussed the proposed dwelling unit, containing 11 units, and the two-bedroom unit, which is in a 12-unit building. It is proposed to build a two-story building on the site of the old building. In addition to the 11 units, there would be a parking lot for 10 cars. The Board discussed the proposed building and the parking lot, and the Board decided to approve the proposed building and the parking lot.

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the lodge facilities would contain eight meeting rooms and three dining rooms. She remarked that the Western Addition is being redeveloped because of overcrowded conditions; and, she did not see how the present proposal to crowd 143 senior citizens on a small site with no room to breathe would improve the situation. Beyond the specific project presently under consideration, three-hundred residents would be crowded into a single city block together with a shopping center; and, she felt that the Redevelopment Agency should not be allowed to use tax money to create such a congested environment. She urged that the subject application be disapproved.

Robert Covington, Director of WAPAC, stated that his Board of Directors had directed him to send a letter to the Zoning Administrator requesting that the hearing on the parking variance for the proposed project be delayed from 30 to 60 days. Then, at the last meeting of his Board, the Redevelopment Agency had introduced the issue of height and density variances. He stated that he was confused about the relationship between the application presently under consideration by the Commission and the variance application pending before the Zoning Administrator; and, it was obvious that his Board, also, was confused about the matter since a vote had been taken on the height and density variances with 9 members voting in favor of the variances, one member voting against the variances, and 24 members abstaining from voting. No model of the proposed project was available at that meeting; and, he did not feel that he had been given an opportunity to familiarize himself sufficiently with the project to make a proper recommendation to his Board. His primary concern was that approval of the application presently under consideration by the Commission might lead automatically to the approval of the parking variance pending before the Zoning Administrator; and, because of the lodge activities proposed for the site, he questioned whether the amount of parking being proposed for the project would actually be sufficient. He stated that the staff of the Department of City Planning had proposed to provide him with additional information regarding the need for parking within the proposed project; however, the information had not yet been made available. If the parking variance application were a matter completely separate from the application presently under consideration, he would not wish to object to approval of the Planned Unit Development; however, it had been his experience that when two matters are so closely related, the approval of one often results in the automatic approval of the other.

Joseph Williams, attorney for the sponsors of the proposed project, stated that his clients had been working on the proposed project for approximately two and one-half years. They had given a proper presentation of the project before the Board of Directors of WAPAC; and that Board had endorsed the proposal. Under the circumstances, he did not understand exactly what it was that had not been explained to the satisfaction of Mr. Covington. He did not know how many parking spaces were being proposed for the adjacent shopping center; however, he assumed that the amount to be provided will be adequate. With regard to the senior citizen housing project, he noted that statistics had proven that no more than 15 or 20% of the elderly people occupying such

projects have automobiles; and, under the circumstances, he felt that the parking being proposed for the project presently under consideration would be more than sufficient.

Mr. Covington remarked that the case report which had been prepared by the staff of the Department of City Planning had stated that the plans for the project called for 54 standard sized and 24 compact sized parking spaces of which 48 spaces would be allocated to residential occupants and 32 spaces would be allocated to the lodge facilities. However, the case report had not indicated whether the 32 spaces to be allocated to the lodge facilities would be of standard or compact size; and no proposal had been made as to how the parking spaces for the lodge facilities and the occupants would be separated. He stated that the Fillmore Center will attract a tremendous amount of traffic; and, under the circumstances, he questioned whether it would be wise to approve a parking variance for the proposed project.

Mr. Rosso emphasized that the application for a parking variance was a completely separate matter which would be determined independently by the Zoning Administrator. He pointed out, however, that the parking variance would affect only the senior citizen housing, leaving the commercial and lodge facilities with the full complement of parking required by the City Planning Code.

Commissioner Fleishhacker asked about the extent of the parking variance being requested for the elderly housing. Mr. Rosso replied that the Redevelopment Agency was proposing to provide one parking space for every three residential units whereas the City Planning Code would require one parking space for every two residential units.

Commissioner Fleishhacker then asked whether it would be more likely that the project would be abandoned or redesigned if a decision were made that the parking variance should be denied. Mr. Rosso replied that the answer to that question would involve economic considerations with which he was not familiar.

Mr. Thornton, expressing his own personal opinion rather than that of the Board of Directors of WAPAC, remarked that the projects being proposed for Redevelopment Area A-2 must come before the community for consideration; and, since the people in the community are not experts on planning matters, they must rely on the advice of the staff of WAPAC. Yet, the staff of WAPAC had been given only one day to study the proposed project before it was submitted to their Board of Directors for review and approval. While the project was approved by the Board, a larger number of members than usual had abstained from voting. Under the circumstances, and particularly since approval of the subject application might automatically lead to approval of the parking variance, he recommended that the Commission defer action on the subject application to allow time for further study of the proposal.

Commissioner Porter asked if the Redevelopment Agency would object to having the matter taken under advisement. Mr. Rosso replied that San Francisco has made a commitment to produce additional low- and moderate-cost housing as quickly as possible; and, therefore, he felt that it was important that a decision should be reached as soon as possible so that work could proceed on preparation of final construction plans for the project.

Commissioner Ritchie asked Mr. Williams if the sponsors of the proposed project would regard a one month delay as an unreasonable hardship. Mr. Williams replied that the only real issue seemed to be the one related to the parking variance; and, he emphasized that the parking variance was a completely separate issue from the matter under consideration by the Commission.

After further discussion, it was moved by Commissioner Ritchie, seconded by Commissioner Finn, and carried unanimously that the subject application be taken under advisement until the meeting of April 1, 1971.

CU71.11 Parcel bounded by Zoo Road, the former right-of-way of Great Highway, and Skyline Boulevard.
Request for an institutional recreation building for the Recreation Center for the Handicapped, Inc.;
in a P (Public Use) District.

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), referred to land use and zoning maps to describe the subject property which is a triangular lot containing approximately 5 acres. The heavily wooded site is owned by the Water Department and has been used as a Girl Scout day camp and picnic area. The subject application had been filed by Hertzka and Knowles, architects and authorized agents for the Recreation Center for the Handicapped. Mr. Steele proceeded to describe the applicants' proposal as follows:

"The proposal is to construct for the Recreation Center for the Handicapped, recreational facilities in two phases: Initial construction would include approximately 16,300 square feet devoted to day-use rooms, arts and crafts rooms, offices and multi-use stage and recreation areas and approximately 2300 square feet for a minibus garage. The second construction phase would include approximately 10,000 square feet to be used as a pool, locker rooms and gymnasium. A 20-foot-wide access road would be provided from the Old Great Highway with 6 parking spaces for visitors near the facility's entrance. Employee parking is proposed along Old Great Highway west of the subject site, with eventually approximately 50 spaces to be provided just west of the highway in a parking lot to be built by the S.F. Zoo.

There is a need to develop a more comprehensive approach to the management of the water resources of the United States. The National Academy of Sciences has been asked to study the problem and to report on its findings. The Academy has been asked to study the problem of water resources management in the United States and to report on its findings. The Academy has been asked to study the problem of water resources management in the United States and to report on its findings.

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"At its present site at the Fleishhacker Pool Building, the Center employs 85 people: 55 full-time and 30 part-time employees who average 20 hours per week. Only 5 part-time employees work at night. Thirty-seven full-time and 9 part-time employees drive to work. When both phases of the building program are completed, the Center expects to employ 60 full-time and 40 part-time employees and expects approximately 50 to 55 employees to drive. The Center uses buses to bring the handicapped to the Center.

"The Center schedules two or three special events during the year to which the public is invited.

"The land would be leased for 25 years with two additional 25-year options."

The Secretary advised the Commission that a representative from People for Open Space, who had been present in the audience earlier in the afternoon, had requested that hearing of the subject application be postponed.

Harold DeLuca, President of the Recreation Center for the Handicapped, Inc., stated that the number of handicapped people enrolled in the recreation center at any one time averages approximately 500 individuals; and the waiting list for enrollment contains approximately 100 names. Without the program offered by the Recreation Center for the Handicapped, those individuals would have no other recreational facilities at their disposal. The Recreation Center is supported by charitable donations and by a contribution of 15 cents on the dollar by the City and County of San Francisco; it receives no funds from the United Bay Area Crusade. The hours of operation of the Recreation Center are from 7:00 a.m. until 11:00 p.m. on an average day.

George Dolim of Hertzka and Knowles, architects for the applicants, described the site plan which had been prepared for the proposed facility, noting that construction would be undertaken in two phases. He also described the access pattern which would be used to reach the site and indicated that the route had been approved by the Recreation and Park Commission and by the Zoo. In response to a question raised by President Newman regarding the maximum height of buildings in the project, Mr. Dolim stated that all of the buildings would be limited to one story with a maximum height of 20 or 25 feet. He also advised the Commission that a map had been submitted to the Department of City Planning indicating the location of existing trees which would have to be removed for the proposed project.

Dennis McColluch, also representing Hertzka and Knowles, stated that various conservation groups had expressed some concern about removal of trees on the site; and, as a result, a forestry consultant from the University of California had been engaged to make an analysis of the site. The report which had been received from that consultant had indicated that the trees on the property are in relatively bad shape because of wind damage and because of

competition for light and moisture; and it was suggested that thinning of trees on the interior portions of the site would be desirable. Border trees would be retained around the perimeter of the site; and, in addition, new trees and shrubbery would be planted on the property.

No one else was present to speak in favor of the application.

Joe Walickie, representing the San Francisco Bay Chapter of the Sierra Club, stated that his organization had not received notice of the scheduled hearing on the subject application until Tuesday, March 2; and, as a result, they had not had sufficient time to study the proposal. While the Sierra Club supported the work of the Recreation Center for the Handicapped, construction of the proposed project on the heavily wooded site presently under consideration would be unfortunate. Therefore, he requested that the matter be taken under advisement for thirty days to allow his organization to investigate the availability of alternate sites for the facility.

Charles McGuire, representing the Lakeshore Country Club Acres Improvement Club, asked what would happen to the Girl Scout day camp if the proposed facility were to be constructed on the subject site. Mr. Dolim replied that the Girl Scout day camp would move to another site on Lake Merced Boulevard which is owned by the Water Department.

Mr. McGuire then asked if the Recreation Center operates from 7 a.m. until 11 p.m. every day of the week. Mr. DeLuca replied that the Recreation Center is in operation only 6 days a week with slightly shorter hours on Saturdays.

Mr. Steele remarked that the proposed Recreation Center would fulfill a public need; and he indicated that the subject site would be ideally suited to the Recreation Center. In addition, he noted that the City had already allocated \$175,000 for the construction of a new building for the Recreation Center for the Handicapped. Therefore, he recommended that the application be approved subject to four specific conditions which were contained in a draft resolution which he had prepared for consideration by the Commission. He indicated, however, that the staff of the Department of City Planning was quite concerned about the piece by piece reduction of open space in the City; and, as a result, he also recommended the adoption of a draft resolution which would place the City Planning Commission on record as opposing any future development which would destroy the natural qualities of, or reduce the open space in, City-owned parks, playgrounds, or other natural open areas.

Mr. DeLuca stated that the conditions contained in the draft resolution of approval would be acceptable to the Recreation Center for the Handicapped, Inc.

After further discussion it was moved by Commissioner Fleishhacker and seconded by Commissioner Rueda that the draft resolution be adopted and that the application be approved subject to the conditions contained in the draft resolution.

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no one was present at the meeting.

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Commissioner Ritchie stated that his sentiments were completely in accord with those which had been expressed by the representative of the Sierra Club. While he was quite sympathetic to the needs of the Recreation Center for the Handicapped and the purpose it serves, he stressed that construction of buildings and paved parking areas on the subject site would completely destroy the value of the property as open space--a quality which had not been disturbed by use of the site as a day camp for the Girl Scouts. He noted that the Commission, by a vote of 6-1 at its last meeting, had approved a private residential development on another parcel of open space facing Lake Merced south of the subject site (Callum Property), with his vote being the only one cast in opposition to the proposal. Considering the proximity of the two projects, it was apparent that the appearance of Skyline Boulevard is slated to undergo drastic changes in the future; and, he believed that the public was not fully aware of what was happening. He remarked that there are many charitable organizations in San Francisco, all of which would like to be given beautiful City-owned property for their use; and, since the City cannot provide property for all of them, he did not feel that an exception should be made in the case of the Recreation Center for the Handicapped. If the proposed project were to be approved, he did not believe that the new buildings would be removed upon expiration of the 25-year lease from the Water Department; and, as a result, he felt that the Commission might as well say "goodby" to the open space forever if the subject application were to be approved. He felt that the issue involved was of similar importance to preservation of the El Polin site in the Presidio; and, he indicated that he was very much opposed to approval of the subject application.

When the question was called, the Commission voted four to two to adopt Resolution No. 6695 and to approve the application subject to the conditions contained in the draft resolution. Commissioners Finn, Fleishhacker, Mellon, Newman and Rueda voted "Aye"; Commissioners Porter and Ritchie voted "No."

Subsequently, Mr. Steele recommended that the second draft resolution be adopted to place the City Planning Commission on record as opposing any future development which would destroy the natural qualities of, or reduce the open space in, City-owned parks, playgrounds or other natural open areas.

Commissioner Porter felt that it would be extraordinary for the Commission to adopt such a resolution after having just approved a project which was directly in conflict with the policy being proposed. It seemed to her that the Commission would have to continue to make its decision on each open-space issue as it arrives.

Commissioner Fleishhacker remarked that the proposed resolution would cover a broad spectrum of properties; and, therefore, he would be reluctant to vote for adoption of such a resolution until he had had an opportunity to study the matter in greater detail.

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Commissioner Ritchie agreed with Commissioner Porter. He felt that it would be most unusual for the Commission to adopt such a resolution after having just approved a contradictory project.

After further discussion, the Commission decided to table the proposed resolution.

CU71.12 210 Divisadero Street, east line, 49 feet
north of Waller Street.
Request for an eleemosynary institution to
be used as a residential rehabilitation
center for youths; in an R-3 District.

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), referred to land use and zoning maps to describe the subject property. He stated that the property is presently occupied by an apartment building which was constructed in 1964 and which contains 4 one-bedroom units and one two-bedroom unit on two floors over off-street parking for five cars. The applicant, Community Residential Centers, had proposed to convert the property to a residence for 12 to 18 juvenile wards of the court, age 16 and older, with live-in counselors responsible for supervision and guidance of the youths. No physical exterior or exterior changes to the existing building were being contemplated.

Paul Hesketh, Regional Director for the Community Residential Centers, stated that his organization accepts juvenile delinquents as well as abandoned children as wards of the court; and, while in residence with the organization, the youths are involved in a training program which is designed to return them to the community after they have been rehabilitated. The program of the organization depends on a residential environment and on the assistance of community agencies. Mr. Hesketh stated that an effort had been made to explain their proposal to residents of the subject neighborhood; however, in view of the number of telephone calls he had received during the last 24 hours, it was obvious that some of the residents of the area did not understand the project. Under the circumstances, and since his organization did not wish to "step on anyone's toes," he requested that hearing of the subject application be postponed for 30 days to provide him with an opportunity to meet with residents of the neighborhood in an effort to clear up any misunderstandings which might exist.

President Newman noted that there were a number of people present in the audience who had obviously come to speak on the subject application.

Freda Person stated that her family owns property located at the corner of Haight and Divisadero. She stated that people who live in the neighborhood had made an effort to improve the area; however, the neighborhood has been neglected by the City and is in danger of deterioration. Under the circumstances, her family had decided to oppose the subject application because it appeared that the proposed project would be detrimental to the stability of the neighborhood.

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Vernon Thornton, representing WAPAC, stated that he was in favor of the subject application; and, he felt that the applicant's request for postponement of the hearing should be granted. While crime may be a problem in the subject neighborhood, he pointed out that the purpose of the proposed facility is rehabilitation of problem youths.

Herbert Donaldson, 33 Lloyd Street, felt that the applicant should have had ample time to contact every resident in the area to explain the proposal; and, given the number of people present in the audience in opposition to the application, he felt that the Commission should proceed with the hearing as scheduled.

Robert Palmer, 79 Scott Street, agreed with Mr. Donaldson. He remarked on the heavy incidence of muggings and other crimes in the subject neighborhood; and, in view of those problems, he questioned whether the neighborhood would be a suitable location for a youth rehabilitation center.

President Newman asked Mr. Palmer if he knew anything about the proposal. Mr. Palmer replied in the negative and indicated that he had not been contacted by the applicant. Commissioner Porter asked Mr. Palmer if he felt that it was too late to learn about the proposal. Mr. Palmer replied that he wished to avoid having to take off from work to attend another hearing on the matter. It was his suggestion that the application should be denied and that the applicant be required to submit a new application if he wished to pursue the matter further.

Commissioner Finn remarked that the applicant may have had a moral and social responsibility to contact residents of the neighborhood to explain the proposal; however, he pointed out that the applicant did not have any legal responsibility to meet with neighboring residents. It was his suggestion that the Commission should hear the people who were present and who wished to speak in opposition to the application and that it should then decide whether to take the matter under advisement.

Commissioner Ritchie stated that he would prefer to hear the proponents and the opponents on the same day.

Earl Stokes, 6 Lloyd Street, stated that he did not believe that the proposed facility would benefit the neighborhood in any way; and, given the problems of the neighborhood, he doubted that the subject property would be a suitable location for a rehabilitation center. After being asked by President Newman if he was familiar with the proposed project, Mr. Stokes replied that he knew only what he had read and heard during the Commission's meeting.

Al Rasmussen, 204 Divisadero Street, stated that he lives next door to the subject property. He indicated that he and other residents of the neighborhood had made an effort to improve their properties; and, he did not understand how occupancy of the subject building by 18 juveniles could

James Thompson, representing SARC, advised that he had been advised by the applicant that the applicant's request for a hearing should be granted. While it was not a hearing as such, the applicant had been advised that the purpose of the hearing was to determine if the applicant was a suitable person to be a resident of the neighborhood.

Herbert Donaldson, 33 Lloyd Street, felt that the applicant should have had more time to contact every resident in the area to explain the proposed project; and, given the number of people present in the neighborhood, it was felt that the applicant should be given more time to explain the project.

Robert Palmer, 75 South Street, agreed with Mr. Donaldson. He remarked on the heavy incidence of meetings and other times in the subject neighborhood. In view of these problems, he questioned whether the neighborhood would be a suitable location for a public recreation center.

President Newman asked Mr. Palmer if he knew anything about the proposed project. Mr. Palmer replied that he did not know anything about the project. He stated that he had been contacted by the applicant, but he had not had time to meet with the applicant. He stated that he was not a resident of the neighborhood and that he was not a member of the neighborhood association. He stated that he was not a resident of the neighborhood and that he was not a member of the neighborhood association.

Commissioner Rickle remarked that the applicant was not a resident of the neighborhood and that he was not a member of the neighborhood association. He stated that he was not a resident of the neighborhood and that he was not a member of the neighborhood association. He stated that he was not a resident of the neighborhood and that he was not a member of the neighborhood association.

Commissioner Rickle stated that he would prefer to hear the proposed project and the opinions on the same.

Earl Stokes, 4 Lloyd Street, stated that he did not believe that the proposed project would be a suitable location for a public recreation center. He stated that he was not a resident of the neighborhood and that he was not a member of the neighborhood association. He stated that he was not a resident of the neighborhood and that he was not a member of the neighborhood association.

Mr. Newman, 100 Pine Street, stated that he did not believe that the proposed project would be a suitable location for a public recreation center. He stated that he was not a resident of the neighborhood and that he was not a member of the neighborhood association. He stated that he was not a resident of the neighborhood and that he was not a member of the neighborhood association.

possibly improve the environment of the neighborhood, especially when the property does not even have a rear yard which the juveniles could enjoy. Furthermore, he did not feel that a five-unit apartment building would lend itself to the type of occupancy proposed. He also remarked that parents and club women who might volunteer to work with the juveniles would come to the building to visit; and, he doubted that the five parking spaces available on the site would be adequate. As a result, the rezoning would add to an already serious parking problem in the neighborhood.

Domingo Casadella, 710 Waller Street, stated that the subject neighborhood is already so dangerous that many people are afraid to leave their homes even in broad daylight; and, he felt that the proposed facility would only make matters worse.

Lance Carlson, 722 Waller Street, stated that he had made an effort to discuss the proposal with the applicants and had obtained enough information about the project to conclude that it would be the wrong type of facility to place in the subject neighborhood at the present time. He observed that two trends are now taking hold in the subject neighborhood. On one hand, residents of the neighborhood are trying to improve their properties; and, on the other hand, the crime rate is increasing. Due to these circumstances, he felt that approval of the subject application would be a severe blow to the dedicated residents who are devoting their time and energies to improving the quality and appearance of the neighborhood. He remarked that the subject neighborhood is a transitional neighborhood between the Haight-Ashbury District and the Fillmore District, both of which have severe juvenile problems already; and, he did not feel that the subject property would be an appropriate location for a facility designed to rehabilitate juveniles who have had problems before. In conclusion he stated that it would not appear to be desirable to remove the five apartments in the subject building from the rental market in view of the present housing problem in the City.

Commissioner Fleishhacker, noting that the applicant had stated earlier that he would not wish to pursue the application if the neighborhood were opposed to the facility, asked the applicant if he still wished to proceed with the application in view of the considerable opposition which had already been expressed. Mr. Hesketh replied that he did not disagree with many of the issues which had been raised. However, he felt that many of the residents of the neighborhood did not fully understand the proposal; and it was for that reason that he had requested that the matter be taken under advisement. In any case, he felt that it would be only fair for him to be given an opportunity to present his side of the case.

Mr. Steele stated that the information which had been submitted to the staff of the Department of City Planning by the applicant had indicated that the type of facility being proposed provides a valuable service for the City and is needed; however, the staff had advised the applicant that the best procedure for him to follow would be for him to make an effort to explain the proposal to residents of the neighborhood. It was evident that any

possibly improve the environment of the neighborhood, especially when the property does not even have a very good view of the street. Mr. Johnson, however, he did not feel that a lot of apartment buildings would be a lot of the type of occupancy proposed. He also remarked that the present and other women who might volunteer to work with the tenants would come to the building to visit; and, he doubted that the apartment would be a desirable place to live. As a result, the apartment would add to the already existing parking problem in the neighborhood.

Donald Corbett, 710 Waller Street, stated that the subject neighborhood is already a dangerous place for many people and should be made even more dangerous. He felt that the proposed facility would only make matters worse.

James Carlson, 713 Waller Street, stated that he had made an effort to discuss the proposal with the applicant and had obtained some information about the project. He concluded that it would be the wrong type of facility to place in the subject neighborhood at the present time. He observed that the area is now being held in the subject neighborhood. On the other hand, the interests of the neighborhood are being improved by the proposed facility. On the other hand, the crime rate is increasing. He also stated that the proposed facility would be a very good idea to improve the area and suggested that the applicant should be given the right to build the facility. He remarked that the subject neighborhood is a residential neighborhood between the North-South District and the I-10 Freeway, both of which have serious traffic problems. He did not feel that the subject property would be a good place for a facility designed to attract foreign investment. In conclusion, he stated that it would not appear to be a good idea to remove the existing apartment in the subject building from the rental market in view of the present housing problem in the city.

Commissioner Richardson, noting that the applicant had stated earlier that he would not pursue the application if the neighborhood would oppose to the facility, asked the applicant if he still wished to proceed. Mr. Johnson replied that he did not disagree with any of the points raised. However, he felt that some of the arguments of the applicant did not fully address the problem and it was for that reason that he had requested that the applicant be given an opportunity to present his case. He felt that it would be a good idea to give the applicant the right to present his case.

Mr. Steele stated that the information which had been submitted to the staff of the Department of City Planning by the applicant had indicated that the type of facility proposed would be a desirable addition to the city and needed. However, the staff did not feel that the applicant had the best possible plan to follow would be to make an effort to explain the proposal to residents of the neighborhood. It was evident that the

efforts which the applicant might have made in that regard had not been successful. Individuals who had spoken in opposition to the application had described the subject neighborhood as a potentially fine area of the City; yet, in his opinion, the area is already a fine neighborhood even though it has problems just as do all other areas of the City. In fact, the residents of Waller Street had done an excellent job of rehabilitating their properties. Under the circumstances, and in view of the fact that conditional use authorizations must not be detrimental to the health, safety and general welfare of the neighborhood in which they are located, he felt that it was incumbent on him to recommend that the subject application be disapproved.

After further discussion, it was moved by Commissioner Rueda, seconded by Commissioner Ritchie, and carried unanimously that Resolution No. 6696 be adopted and that the subject application be disapproved.

CU71.13 20th and Rhode Island Streets, northeast corner.
Request for a community garage for two automobiles;
in a R-3 District.

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), referred to land use and zoning maps to describe the subject property. He stated that the applicants proposed to construct a community garage for two automobiles on the site as a part of a proposed one family dwelling with a total of 5 off-street parking spaces. Two to four of the five parking spaces were being proposed to meet the Planning Code off-street parking requirements for a multiple family dwelling to be constructed on the west side of DeHaro Street, 41 feet south of 20th Street. Off-street parking not on the same lot as the residential building served can be used to meet code parking requirements if the spaces are within 600 feet of the dwelling served and available for the actual life time of the dwelling. As the parking provided on a residential property may not exceed the number of spaces permitted under the accessory use provisions of the Code without a conditional use authorization, a maximum of three parking spaces in the case of a single family dwelling, two of the five parking spaces proposed in the subject case would have to be considered under the conditional use provisions of the Code. In conclusion, Mr. Steele stated that a community garage is defined as a garage confined in use to the storage of private automobiles of residents in the immediate vicinity and, as such, may be authorized as a conditional use in all R districts.

William Norberg, representing the applicants, stated that the community garage facility was being requested for his benefit. He submitted a petition which had been signed by a number of individuals in support of the application; and, he advised the Commission that the Board of Directors of the Potrero Hill Residents and Home Owners Council had also endorsed the proposal. He indicated that the proposal had been made because it would be physically impossible to construct off-street parking spaces on one of the lots located on the west side of DeHaro Street and economically impossible to construct off-street parking on his own lot. He stated that an easement had been filed

and recorded which would legalize the community garage arrangement; and, he stated that he was not aware of any opposition to the proposal. In conclusion, he remarked that the three parcels of property involved could be developed with eight residential units under other circumstances; and, he felt the single family dwelling and the two duplexes which were being proposed would meet the needs of the City.

The Secretary called attention to a letter which had been received from the Potrero Boosters and Merchants Association in opposition to the subject application. The text of the letter stated that approval of the application would profit the applicants at the expense of the neighborhood; and, in addition, approval of the application would establish a precedent for many other property owners on Potrero Hill.

No one else was present to speak in favor of or in opposition to the subject application.

Mr. Steele recommended that the application be approved subject to six specific conditions which were contained in a draft resolution which he had prepared for consideration by the Commission. After summarizing the conditions, he recommended that the draft resolution be adopted.

Mr. Norberg stated that he had no objection to the conditions which were contained in the draft resolution.

After further discussion, it was moved by Commissioner Finn, seconded by Commissioner Fleishhacker, and carried unanimously that the draft resolution be adopted as City Planning Resolution No. 6697 and that the application be approved subject to the conditions contained in the draft resolution.

CU71.14 2110 - 2154 Post Street, north line,
 37.5 feet west of Pierce Street.
 Request for modification of conditions
 established by Resolution No. 6233
 requiring that 35% of the patients housed
 in the subject convalescent hospital be
 subsidized by Medi-Cal.

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), referred to land use and zoning maps to describe the subject property. He stated that the convalescent hospital authorized by City Planning Resolution No. 6233 had been constructed on the subject site; however, the hospital had remained vacant since its completion. Owners of the hospital were now requesting that Condition No. 3 of Resolution No. 6233, requiring that the hospital maintained a 35% occupancy by Medi-Cal patients, be deleted.

Stephan C. Leonoudakis, attorney for the applicants, stated that a 396 bed convalescent hospital had been completed on the site at a cost of \$4,000,000. He indicated that the permit of occupancy for the building had

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been received in June, 1970; however, since it had been determined that conformance to the condition requiring 35% occupancy by Medi-Cal patients would not be economically feasible, the building had remained vacant. Mr. Leonoudakis stated that medical facilities consultants had advised the owners of the building that the cost of caring for Medi-Cal patients would be in excess of \$15 per day; and, since the Medi-Cal program pays considerably less than that amount for its patients, it was estimated that the hospital would suffer a loss of approximately \$90,000 during its first year of operation if it attempted to fulfill the Commission's requirement for 35% occupancy by Medi-Cal patients. Under that requirement, only 65% of the beds in the hospital could be used for private patients; and a determination had been made that 87% to 97% of the beds in the hospital would have to be filled with private patients in order for the hospital to break even. Mr. Leonoudakis acknowledged that an increasing number of Medi-Cal patients from San Francisco are being taken care of in convalescent hospitals located outside of the City; however, since existing convalescent hospitals in San Francisco have a 20% vacancy factor, it was obvious that beds are already available which could be used for Medi-Cal patients if the handling of those patients did not pose economic problems for the operators of the hospitals. However, in view of the fact that economic problems do exist, he urged that the Commission act favorably on his client's request for removal of the condition requiring that 35% of the beds in the subject convalescent hospital be occupied by Medi-Cal patients.

Jack H. Feller, Jr., Managing Director of J. H. Feller Associates, Hospital Consultants, stated that he had appeared before the Commission in 1968 when the original conditional use application for the hospital was under consideration and had endorsed the proposal for 35% occupancy of the hospital by Medi-Cal patients. At that time, the condition had seemed perfectly reasonable and feasible; however, the configuration of the Medi-Cal program had changed drastically during the interim. At the present time, he could not recommend such a proposal to any prospective convalescent hospital because of the enormous financial losses which would be involved.

Commissioner Fleishhacker recalled that he had specifically asked Mr. Feller if the then proposed convalescent hospital would actually be able to reserve 35% of its beds for Medi-Cal patients; and, Mr. Feller had replied in the affirmative. Under the circumstances, he wondered precisely what changes had taken place since the matter was last discussed. Mr. Feller replied that the Medi-Cal program was originally designed to keep pace with inflation; and it was widely believed that the program would be successful. However, with the advent of a new administration in Sacramento, changes had taken place which had drastically changed the character and policies of the Medi-Cal program.

Commissioner Fleishhacker asked Mr. Feller if he was taking the position that the 35% requirement should merely be reduced or that it should be abolished altogether. Mr. Feller replied that it was his professional opinion that businessmen can be asked to break even or to take a slight loss; however, 35% occupancy of Medi-Cal patients might result in economic disaster for the subject convalescent hospital.

At this point in the proceedings, Commissioner Porter absented herself from the meeting room for the remainder of the meeting.

Frank B. McElhinney, Jr., Senior Hospital Consultant with the firm of J. H. Feller and Associates, stated that the reimbursement rate for Medi-Cal patients was originally set at \$12 to \$14 per day. Since the time that the subject convalescent hospital was originally approved, inflationary factors had increased the cost of patient care by 18%. Whereas the starting pay for a registered nurse was \$580 a month in 1968, the starting pay for the position is now \$750 per month. Yet, while the cost of patient care had increased significantly, reimbursements from the Medi-Cal program had been reduced to a ceiling of \$10 per day.

Volney Bell, owner of the subject convalescent hospital, stated that he had intended to lease the hospital to an operator when he had last appeared before the Commission requesting conditional use authorization for the project; and it was the lessee who had agreed to the 35% Medi-Cal occupancy condition which had been proposed by the staff of the Department of City Planning. Later, the lessee found that he could not operate the facility in accordance with the conditions established by the Commission; and, he had cancelled his lease. During the past six or eight months, Mr. Bell had attempted to find another operator for the hospital; however, he had not been able to find a single one who would accept the responsibility for maintaining a 35% occupancy by Medi-Cal patients.

Mr. Leonoudakis requested that the Commission remove the requirement for Medi-Cal beds altogether instead of modifying the percentage.

President Newman remarked that many members of the public had been present when the original conditional use application for the convalescent hospital was under consideration by the Commission; and, he felt that the application might not have been approved if the commitment had not been for 35% occupancy by Medi-Cal patients.

Commissioner Fleishhacker believed that the Commission would not have approved the application for the convalescent hospital if the applicants had not indicated a willingness to comply with the requirement for 35% occupancy by Medi-Cal patients; and, he noted that similar conditions had been established for other convalescent hospitals which had required conditional use approval. In approving conditional use applications, the Commission must consider whether the facilities being proposed are needed by the City; and, in view of the City-wide vacancy rate for convalescent hospitals, he felt that the only demonstrable need for the facility presently under consideration would be to take care of Medi-Cal patients who are now being housed outside of the City. He realized that the economic situation is bad at the present time; however, if the requirement for 35% occupancy by Medi-Cal patients were to be reduced or removed, he wondered if the applicant would be willing to take it on himself to return to the Commission under more favorable economic circumstances with a commitment to fulfill the responsibility to which he had originally pledged

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himself. Mr. Leonoudakis replied that he believed that it would be impossible to fulfill the original commitment so long as the present administration remains in Sacramento.

Vernon Thornton, representing WAPAC, stated that he did not believe that the convalescent hospital would have been approved if the applicants had not promised to reserve 35% of the beds in the facility for Medi-Cal patients. He noted that two other convalescent hospitals which are in operation close to the subject site contain 55% and 60% occupancy by Medi-Cal patients, respectively; and, he remarked that a 360 bed convalescent hospital is being constructed in the South Bayshore District which will handle Medi-Cal patients almost exclusively. Given the size of the facility presently under consideration, he felt that the applicant should be required to reserve some of the beds in the hospital for Medi-Cal patients.

Mr. Steele cited the following background information which was contained in the case report which had been distributed to members of the Commission:

"The condition affecting the occupancy of the hospital was imposed because the Commission believed that the need for additional convalescent hospital beds in San Francisco was limited primarily to beds that would be made available to patients subsidized by governmental programs.

"In October, 1967, the San Francisco Department of Social Services housed 604 Medi-Cal patients in private convalescent hospitals in San Francisco. At that time approximately 1300 Medi-Cal patients were housed in other counties, because an insufficient number of beds in San Francisco was available to Medi-Cal patients.

"On January 31, 1971, the San Francisco Department of Social Services reported that 399 Medi-Cal patients are being housed in private convalescent hospitals in San Francisco. The number of San Francisco Medi-Cal patients housed outside the county has increased to approximately 2800 patients.

"The average daily occupancy of all San Francisco convalescent hospital beds was 85.1% in 1969 and preliminary figures for 1970 indicate a decline to 79.6%. The State Health Plan finds a need for additional convalescent hospital beds only when the occupancy of beds in existing convalescent hospitals is 90% or greater."

On the basis of those statistics, and in view of the fact that other convalescent hospitals in the City have been able to operate at a profit with a high percentage of Medi-Cal patients, he recommended that the subject application be disapproved and that the Commission not modify the requirement for 35% occupancy of the subject hospital by Medi-Cal patients.

1. The following information was received from the Bureau of the National Health Service, Department of Health, Education and Welfare, on March 1, 1957:

2. The Bureau of the National Health Service, Department of Health, Education and Welfare, has received information from the Bureau of the National Health Service, Department of Health, Education and Welfare, that the following information was received from the Bureau of the National Health Service, Department of Health, Education and Welfare, on March 1, 1957:

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"The average rate of increase of all the various diseases reported to the Bureau of the National Health Service, Department of Health, Education and Welfare, for the year 1956 was 1.5%.

Of the above information, the Bureau of the National Health Service, Department of Health, Education and Welfare, has received information from the Bureau of the National Health Service, Department of Health, Education and Welfare, that the following information was received from the Bureau of the National Health Service, Department of Health, Education and Welfare, on March 1, 1957:

Commissioner Fleishhacker asked if disapproval of the subject application would prevent the applicant from filing a new application for reduction rather than elimination of the percentage requirement. Mr. Steele replied in the affirmative, explaining that the application presently under consideration would technically allow the Commission to consider any percentage figure between 0 and 35.

Commissioner Finn felt that it should be possible to work out a compromise with the applicant; however, he did not feel that he had yet obtained enough information to make a decision on the matter.

Mr. Leonoudakis stated that he would be willing to proceed with the discussion at the present time or to take the matter under advisement until a future date. Mr. Steele recommended that the matter be taken under advisement for two months. Mr. Leonoudakis, noting that his clients are losing \$1,800 a day while the building is vacant, urged that the matter be recalculated as soon as possible.

After further discussion, it was moved by Commissioner Ritchie, seconded by Commissioner Rueda, and carried unanimously that the application be taken under advisement until the meeting of April 1, 1971.

ZT71.1 Public Hearing on proposed amendment to
 Section 223 of the City Planning Code, and
 other Sections as appropriate, which would
 permit automobile washing as a Conditional
 Use in the C-3-G (Downtown General Commercial)
 Zoning District.
 (UNDER ADVISEMENT from Meeting of January 7, 1971).

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), stated that the subject proposal had been taken under advisement from the Meeting of January 7, 1971, to enable the staff of the Department of City Planning to determine whether other means were available by which automatic car washes could be allowed, as appropriate, on properties located in the C-3-G District South of Market Street. During the interim, he had met with the Plan Implementation Committee of the Commission to discuss the matter and had reported that the only alternatives to the legislation proposed would be the creation of a special use district or reclassification of specific parcels of property; and, he had indicated to the Committee that it would be his recommendation that neither of the alternate approaches would be satisfactory because creation of a special use district would be cumbersome and because reclassification of specific parcels of property would reduce the development potential of the properties involved. Therefore, he recommended adoption of a draft resolution which he had prepared to approve the proposed amendment to Section 223 of the City Planning Code.

Commissioner McWhorter said it appeared that the subject of the Commission would be the application of the provisions of the Act to the various cases which are now pending. He stated that the Commission would be required to make a determination as to whether or not the provisions of the Act should be applied to the various cases. He stated that the Commission would be required to make a determination as to whether or not the provisions of the Act should be applied to the various cases. He stated that the Commission would be required to make a determination as to whether or not the provisions of the Act should be applied to the various cases.

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Mr. McWhorter stated that he would be willing to go and see the Commission at the present time to see the various cases which are now pending. He stated that the Commission would be required to make a determination as to whether or not the provisions of the Act should be applied to the various cases. He stated that the Commission would be required to make a determination as to whether or not the provisions of the Act should be applied to the various cases.

After the discussion, it was moved by Commissioner McWhorter, seconded by Commissioner McWhorter, and carried unanimously that the application of the Act to the various cases which are now pending be referred to the Commission.

1911-12
Commissioner McWhorter said that it appeared that the subject of the Commission would be the application of the provisions of the Act to the various cases which are now pending. He stated that the Commission would be required to make a determination as to whether or not the provisions of the Act should be applied to the various cases. He stated that the Commission would be required to make a determination as to whether or not the provisions of the Act should be applied to the various cases.

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After discussion it was moved by Commissioner Fleishhacker, seconded by Commissioner Finn, and carried unanimously that the draft resolution be adopted as City Planning Commission Resolution No. 6698 and that the proposed amendment to Section 223 of the City Planning Code, and other Sections as appropriate, be approved to permit automobile washing as a Conditional Use in the C-3-G Zoning District.

At this point in the proceedings, Commissioner Fleishhacker absented himself from the meeting room for the remainder of the meeting.

ZT71.2 Public Hearing on proposed amendments to
Article 10 of the City Planning Code, the
purpose of which would be:

- "1. To modify the requirement that specified descriptive and historical data be included in the ordinance designating a landmark by providing that the ordinance need only make adequate reference to such data, by amending Section 1004(b);
- "2. To modify the requirement that all procedures for an original designation must be followed in cases where a landmark has been accidentally destroyed or legally demolished or moved and it is desired to remove the landmark site from designation, by amending Section 1004(d); and
- "3. To make any other changes in Article 10 of the City Planning Code required to effectuate the foregoing, or otherwise required to reduce unnecessary and wasteful expenditure of money and time, if any, in the administration of the landmarks preservation program, without adversely affecting the purpose or substance of said Article 10."

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), reported on the proposed amendments as follows:

- "1. Amendment to Delete Requirement that Certain Specified Data be contained in the Designating Ordinance.

Section 1004 of the Planning Code presently requires that each individual ordinance designating a landmark must include a description of the characteristics justifying designation, the particular features to be preserved, and the location and boundaries of the landmark site. The Planning and Development Committee of the Board of Supervisors is considering an amendment to modify this requirement to provide that the ordinance need only make reference to the pertinent resolution of the City Planning Commission containing such data.

This amendment would be in the interest of economy with respect to the cost of ordinance publication. The City Attorney has said that such an amendment would not be harmful to the purpose or substance of Article 10. Although formal action by the Landmarks Preservation Advisory Board is not required, that Board has indicated approval of the proposed amendment.

"2. Amendment to Facilitate Removal of Designation from a Landmark Site in Certain Cases.

Section 1004 presently requires that in order to remove designation from a landmark site, all procedures for an original designation must be followed, including approval by the Landmarks Preservation Advisory Board, the City Planning Commission and the Board of Supervisors, with public hearings as required. In certain cases, this procedure for removal of designation would cause needless expenditure of time and money; such cases are those where a landmark has been accidentally destroyed, legally demolished, or moved. For example, the Abner Phelps House, a designated landmark situated on a proposed turnkey public housing site, must be moved because its retention on the site would not be compatible with the housing project. After the building is moved, there will be no reason to retain the landmark status for the designated site. Expeditious removal of the designation in such cases is desirable, particularly since its existence is recorded on the land records.

Section 1004 could be modified so that, in the cases described above, and in those cases only, the Planning Commission itself could remove the site designation, without necessity for a public hearing; the Commission could then authorize the Department of City Planning to effect removal of the designation from the land records. This proposed amendment has been discussed with the City Attorney and approval by the Landmarks Board has been indicated."

No one was present in the audience to speak in favor of or in opposition to the proposed amendments.

Mr. Steele recommended that the proposed amendments to Section 1004 of the City Planning Code, as well as any and all amendments to Article 10 which would be appropriate to accomplish those objectives, be approved.

After further discussion, it was moved by Commissioner Rueda, seconded by Commissioner Ritchie, and carried unanimously that Resolution No. 6699 be adopted and that the proposed amendments to Article 10 of the City Planning Code be approved.

The meeting was adjourned at 6:40 p.m.

Respectfully submitted,

Lynn E. Pio
Secretary

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SAN FRANCISCO

CITY PLANNING COMMISSION

Minutes of the Regular Meeting held Thursday, March 11, 1971.

The City Planning Commission met pursuant to notice on Thursday, March 11, 1971 at 2:15 p.m. at 100 Larkin Street.

PRESENT: Walter S. Newman, President; James J. Finn, Mortimer Fleishhacker, Thomas J. Mellon, Mrs. Charles B. Porter, John Ritchie, and Hector E. Rueda, members of the City Planning Commission.

ABSENT: None.

The staff of the Department of City Planning was represented by Allan B. Jacobs, Director of Planning; R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator); Dean L. Macris, Assistant Director - Plans & Programs; Trixie Ryan, Planner II; and Lynn E. Pio, Secretary.

Ralph Craib represented the San Francisco Chronicle; Donald Canter represented the San Francisco Examiner.

APPROVAL OF MINUTES

It was moved by Commissioner Porter, seconded by Commissioner Fleishhacker, and carried unanimously that the minutes of the meeting of February 11, 1971, be approved as submitted.

CURRENT MATTERS

Allan B. Jacobs, Director of Planning, reminded the Commission that a field trip has been scheduled for next Thursday, March 18, at 1:00 p.m. to visit properties scheduled for consideration during the Zoning Hearing on April 1.

The Director reminded the Plan Implementation Committee (Commissioners Fleishhacker, Finn and Porter) of a meeting scheduled for Wednesday, March 24, at 3:30 p.m.

The Director informed the Commission that the Chinatown Citizens Advisory Committee would be meeting that evening.

The Director recommended the adoption of a draft resolution which he had prepared which would modify Resolution No. 6691 to allow the funds available for travel to the ASPO Conference in New Orleans to be shared by himself and Commissioner Porter. After discussion, it was moved by Commissioner Fleishhacker, seconded by Commissioner Ritchie, and carried unanimously that the draft resolution be adopted as City Planning Commission Resolution No. 6700.

CITY OF NEW YORK

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The Director advised the Commission that a letter had been received from the Board of Supervisors, at the request of Supervisor Pelos, asking the staff of the Department of City Planning to study the possibility of further development controls along the waterfront. He stated that the study would have a minimal effect on the Department's Work Program since it would be closely related to the Master Plan revisions and the conditional use controls which have already been adopted for the Northern Waterfront.

After discussion, the Commission decided to schedule an evening meeting on Thursday, March 25, at 7:30 p.m. in Room 282, City Hall, for a public hearing on the Improvement Plan for Residence. Final action on the Plan will be deferred until the meeting on April 8, 1971.

In response to a request made by President Newman, the Director read the following statement which he had prepared following the appearance of an article in the San Francisco Chronicle pertaining to the Recreation Center for the Handicapped:

"Last week the Commission authorized as a conditional use the construction of a new Recreation Center for the Handicapped on land leased from the Water Department for 25 years, with option for an additional 25 years, immediately south of the San Francisco Zoo.

"On March 8, 1971 the San Francisco Chronicle reported that the Zoo had intended to expand onto this same property.

"When staff received the application for the Recreation Center, it contacted members of the Recreation and Park Department staff and the City Attorney's Office who were familiar with negotiations between the Recreation and Park Department and the Recreation Center, over the approximately last 3½ years, concerning relocation of the Recreation Center from their present location in the Fleishhacker Pool Building. Staff was informed by these persons with no uncertainty that Recreation and Park, including Zoo personnel, had reviewed the use of this land by the Center and approved such use by formal action on November 12, 1970. Staff was told that the Zoo did plan to eventually use, for animal displays, the area now occupied by Zoo Road, and this expansion will not be detrimentally affected by the authorized new Recreation Center.

"Since the publishing of the newspaper article staff has found out that an informal plan developed by the Zoo a number of years ago, but first shown to the Recreation and Park Commission approximately 6 months ago, did indicate possible Zoo use of the site now authorized for the Recreation Center. Since the development of that plan a number of changes have been made in the Zoo that do not correspond

to the plan and the Park-Rec. Commission took its November 12, 1970 action approving the Recreation Center with representatives of the Zoo present and with knowledge of this earlier plan. We understand the use proposed by the Zoo would have required the removal of more trees than the Recreation Center. It should also be noted that the relocation of the Recreation Center will permit the expansion of Zoo activities to the Fleishhacker Pool Building."

In response to an invitation previously extended by the Commission, Alfred Goldberg, Chief of the Bureau of Building Inspection, was present to comment on the systematic code enforcement recommendations contained in the Department of City Planning's report on the proposed Improvement Plan for Residence.

Mr. Goldberg stated that two basic types of code enforcement programs are underway in San Francisco. One of the programs is the Federally Assisted Code Enforcement Program which is presently in force in three areas of the City. The remainder of the City is subject to an on-going city-wide program which is proceeding at the rate of 1,000 buildings a year without federal assistance. He felt that the tools which had been recommended in the Department of City Planning's report on the Improvement Plan for Residence, some of which are in operation in other cities, would be of value to San Francisco's Code Enforcement Program, particularly in view of the increasing number of rent strikes in San Francisco.

Mr. Goldberg then summarized and commented upon the various supplementary programs which had been recommended in the Improvement Plan for Residence; including establishment of escrow accounts, a repair fund, a housing report, adoption of a City ordinance which would require property owners to demonstrate that eviction of tenants would be required in order to make the necessary code repairs and not merely for the purpose of increasing rental rates, establishment of a tenant information system, enactment of a tax moratorium on code repairs and general housing improvements, establishment of a receivership program, and establishment of a revolving rehabilitation fund. He also stated that the Bureau of Building Inspection had been urging the Federal government to establish similar programs which were not cited in the staff of the Department of City Planning's report.

Commissioner Porter asked why the programs mentioned in the staff's report had not been initiated at an earlier date by the Bureau of Building Inspection if they are in fact needed to supplement the existing program. Mr. Goldberg replied that most of the programs had already been recommended by his department. He remarked, however, that most of the programs would require enactment of enabling legislation by the State of California. The housing court could be established at the local level by the presiding judge of the Superior Court on the recommendation of the City Attorney.

Commissioner Ritchie remarked that he was not philosophically oriented

[illegible]

towards the type of programs which were being recommended in contrast with the traditional procedures used by the Bureau of Building Inspection for code enforcement. He stated that property owners pay the taxes which support the City; and, under the circumstances, he did not feel that it would be proper for the City to use its tax revenues to establish escrow accounts, a housing court, and other means through which tenants would be encouraged to oppose the property owners. Even if such programs had been undertaken on the East Coast, he felt that there was no reason for San Francisco to follow suit; and, if such programs were established in San Francisco, he expected that wise investors would be discouraged from purchasing multi-unit apartment buildings in the City.

Commissioner Mellon pointed out that some of the proposed programs, such as the escrow accounts, would be advantageous to property owners as well as tenants because of the role which they would play in overcoming the damaging effect of rent strikes.

Commissioner Rueda felt that it was quite questionable whether the City Planning Commission should recommend that the proposed programs be enacted by the State government. The Director replied that it was his recommendation that the State should enact enabling legislation for the programs so that the City would at least have an opportunity to decide whether it wishes to institute the programs.

Commissioner Rueda stated that he would be unwilling to support the programs proposed unless he were first given the opportunity to review specific legislative proposals.

Commissioner Finn indicated that he was concerned about the possibility that escrow accounts might work an undue hardship on property owners. He remarked that individuals purchase properties in good faith with the expectation that rental fees will be forthcoming; and, if the rents were to stop unexpectedly, the owner's mortgage might be foreclosed. If escrow accounts were to be established, he felt that no more than 30% to 50% of the normal rental payment should be involved. While he regarded the philosophy behind the proposed programs as being basically sound, he agreed with Commissioner Rueda that the Commission should have an opportunity to review specific legislative proposals before making any formal recommendations.

President Newman remarked that he was under the impression that the City is required to issue a report when buildings are sold indicating whether the buildings have any code deficiencies. Mr. Goldberg replied that the 3-R reports reflect only the knowledge available in the City's files and do not involve special on-site inspection of the buildings. Only if abatement proceedings are already underway, would the reports reflect code deficiencies. He emphasized, however, that the supplemental programs being discussed would not be implemented until the

usual administrative procedures, involving notification and hearings, had been exhausted.

Commissioner Ritchie remarked that the tenant information services would more than likely be available to the renters even before the regular abatement proceedings are initiated.

Commissioner Fleishhacker remarked that "information is information"; and he did not feel the Commission should be philosophically opposed to information services.

Commissioner Mellon urged the Commission not to lose sight of the fact that the purpose of code enforcement is to protect the health, safety, and general welfare of the public and not to penalize land owners.

Commissioner Fleishhacker noted that it is the tenants who pay the rent which enables landlords to pay taxes; and he felt that the Commission should recognize that tenants, also, have some rights. He remarked that the proposed programs would not affect apartment buildings which are in excellent shape, but rather those which endanger their tenants in one way or another; and he felt that the Commission bore a responsibility for protection people of little means who are being pushed around by slumlords.

The Director emphasized that code enforcement is geared to the health, safety, and general welfare of the community; and, he felt that tenants should have the right to know if they are living in buildings which may be unsafe. In any case, while some of the programs being proposed might be oriented toward the interest of tenants, he pointed out that some of the other programs, such as establishment of a repair fund; enactment of a tax moratorium on code repairs and general housing improvements, and establishment of a revolving rehabilitation fund would be geared to the interest of property owners. On balance, he felt that the proposed programs would equitably serve all segments of the community including owners and tenants and the poor and wealthy. In conclusion, he again emphasized that it was a recommendation of the staff of the Department of City Planning that only the central portion of the report, dealing with Objectives and Policies for Residence, be adopted as an amendment to the Master Plan. The selected program revisions, including proposals for systematic code enforcement, were merely supplemental recommendations which might be followed at a later date to implement the proposed objectives and policies.

Commissioner Mellon remarked that the Human Rights Commission had expressed itself as being very much in favor of the systematic code enforcement programs which were being recommended.

Commissioner Porter stated that she considered some of the proposed programs to be desirable; however, she feared that some of the programs could be misused.

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In any case, she regretted that the proposed Master Plan amendment had not been more clearly separated from the systematic code enforcement recommendations in the staff report. She then asked how many additional employees would be needed in the Bureau of Building Inspection to establish a tenant information service. Mr. Goldberg replied that additional staff needed for the service would be funded from apartment building and hotel tax revenues.

In response to questions raised by Commissioner Ritchie, Mr. Goldberg stated that there are approximately 18,000 multi-unit buildings in San Francisco of which 3,600 have already been the subject of code enforcement procedures. He estimated that approximately 50% of the remaining buildings have code deficiencies.

Commissioner Ritchie then asked whether the Bureau of Building Inspection receives a great many complaints from tenants living in buildings which may fail to meet the code requirements. Mr. Goldberg replied in the negative but indicated the Department of Public Health does receive a number of complaints. He estimated that the various City agencies involved receive between 6,000 and 8,000 complaints each year.

Commissioner Fleishhacker, remarking that apartment buildings must be licensed, asked if any type of inspections are required before the licenses are issued. Mr. Goldberg replied that building inspectors are required to visit the public areas of the buildings involved and that they sometimes go into one of the units in the buildings; however, detailed inspections are performed at the rate of only 1,000 buildings each year.

Commissioner Fleishhacker then asked if any of the present functions of the Bureau of Building Inspection could be eliminated if any of the procedures under discussion were to be initiated. Mr. Goldberg replied in the negative, indicating that he has only 11 building inspectors to assign to the 18,000 multi-unit buildings in the City.

Commissioner Mellon stated that the Bureau of Building Inspection would be willing to refrain from any activities which could be demonstrated to be unnecessary. He emphasized that the building inspection function has operated on a self-supporting basis; and, since it might be unfair to use the funds available for other purposes or to over-tax the owners of apartment buildings, he felt that functions such as a tenant information service, for example, should probably be paid for by the tenants.

Commissioner Ritchie asked how many of the 3,600 buildings which had been inspected since 1967 had been deficient in meeting code standards. Mr. Goldberg replied that two-thirds of the buildings which had been inspected had failed to meet code standards.

It was found that the committee had not been able to complete its report on the subject of the proposed new building. The committee was asked to continue its work and to report at the next session. The committee was also asked to consider the possibility of a new building being built on the site of the old building.

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Commissioner Rueda asked if most of the deficiencies had been in the area of plumbing and electrical wiring. Mr. Goldberg replied in the negative, indicating that the bulk of the deficiencies had related to exit problems, fire problems, sanitation problems, and illegal occupancies.

Commissioner Porter asked if Mr. Goldberg felt that there are many property owners who would like to bring their properties up to code standards but who are not financially able to have the work done. After Mr. Goldberg had replied in the affirmative, Commissioner Porter remarked that the most desirable course of action might be to provide financial assistance to the property owners rather than to establish procedures which would penalize them.

At this point in the proceedings, Commissioner Mellon absented himself from the meeting room for the remainder of the meeting.

Commissioner Finn, noting that a repair fund had already been established by the City at a favorable interest rate, asked why a program so apparently attractive had not been successful. Mr. Goldberg replied that the program had not been successful because of limitations on the amount of money available to individual property owners and because of high service charges.

Martha Lane, a resident of the Joyce Hotel, advised the Commission that the hotel is scheduled to be demolished to make way for construction of a new service station in spite of the fact that 200 buildings had already been torn down and not yet replaced in the adjacent Yerba Buena Center; and, since housing is needed in the area, she felt that some action should be taken by the City to prevent the destruction of a hotel which has satisfied its tenants. The Director stated that the staff of the Department of City Planning had routinely approved a building permit application for construction of a new service station on the site; however, to his knowledge, an application for a demolition permit to raze the Joyce Hotel had not yet been filed. At the request of a committee of the Commission, he had addressed a letter to the Shell Oil Company suggesting it would be desirable for them to postpone construction of the proposed service station for the time being. In addition, he understood that the matter had been discussed at Monday's meeting of the Board of Supervisors; and he believed that a proposal had been made that a moratorium be established on issuance of demolition permits in the area.

The meeting was adjourned at 3:45 p.m.

Respectfully submitted,

Lynn E. Pio
Secretary

DIRECTOR'S COPY

SAN FRANCISCO
CITY PLANNING COMMISSION

Minutes of the regular meeting held Thursday, March 18, 1971.

The City Planning Commission met pursuant to notice on Thursday, March 18, 1971, at 12:30 p.m. at 100 Larkin Street.

PRESENT: Walter S. Newman, President; James J. Finn, Mortimer Fleishhacker, Mrs. Charles B. Porter, John Ritchie, and Hector E. Rueda, members of the City Planning Commission.

ABSENT: Thomas J. Mellon, member of the City Planning Commission.

The staff of the Department of City Planning was represented by Allan B. Jacobs, Director of Planning; Dean L. Macris, Assistant Director - Plans and Programs; Robert Passmore, Planner V (Zoning); Dennis Ryan, Planner III (Urban Design); Trixie Ryan, Planner II; Ronald Jonash, Planner II; John Phair, Planner II; Joan Lamphier, Planner II; James White, Planner II; Emily Hill, Planner I; and Lynn E. Pio, Secretary.

Ralph Craib represented the San Francisco Chronicle; Donald Canter represented the San Francisco Examiner.

12:30 p.m. - Field Trip

Members of the Commission and staff departed from 100 Larkin Street at 12:30 p.m. to take a field trip to properties scheduled for consideration during the Zoning Hearing to be held on April 1, 1971.

1:30 p.m. - 100 Larkin Street

APPROVAL OF MINUTES

It was moved by Commissioner Fleishhacker, seconded by Commissioner Porter, and carried unanimously that the minutes of the meetings of February 4, 18, and 25, 1971, be approved as submitted.

CURRENT MATTERS

Allan B. Jacobs, Director of Planning, reported that he had attended a meeting of the Mayor's Haight-Ashbury Advisory Committee on Tuesday evening to present some of the preliminary urban design reports which had been prepared by the staff of the Department of City Planning.

The Director reported that a public hearing had been held on Tuesday by the Joint Streets and Transportation and Planning and Development Committees of the Board of Supervisors to receive comments on the five alternative transit plans being considered by the Golden Gate Bridge, Highway and Transportation District. At the conclusion of that hearing, the matter had been taken under submission.

THE PLANNING COMMISSION

At a meeting held on the 12th day of January, 1971, at 10:00 a.m.

The following members of the Commission were present: Mr. J. H. ...

PRESENT: Mr. J. H. ... Mr. J. H. ... Mr. J. H. ...

ABSENT: Mr. J. H. ... Mr. J. H. ... Mr. J. H. ...

The Chairman of the Commission of City Planning, Mr. J. H. ...

Mr. J. H. ... Mr. J. H. ... Mr. J. H. ...

12.12.1971 - 12.12.1971

The first of the two sessions of the Commission was held on the 12th day of January, 1971, at 10:00 a.m.

12.12.1971 - 12.12.1971

AGENDA OF MEETING

It was moved by Mr. J. H. ... Mr. J. H. ... Mr. J. H. ...

COMMITTEE MATTERS

Mr. J. H. ... Mr. J. H. ... Mr. J. H. ...

The Chairman of the Commission of City Planning, Mr. J. H. ...

March 18, 1971

The Director reminded the Commission that its regular meeting next Thursday afternoon will be cancelled because of the public hearing scheduled for that evening.

The Director reported on changes which had been proposed for the Redevelopment Plan for the Yerba Buena Center approved redevelopment project area D-1 as follows:

"The Redevelopment Agency has submitted to this office for review prior to submittal to the Board of Supervisors proposed changes to the Redevelopment Plan for the Yerba Buena Center approved Redevelopment Project Area D-1. These modifications which would change the land use district designations within the project area and the standards of development for these districts serve the primary purpose of bringing the standards of development for the Redevelopment Plan into close conformity with the standards of the City Planning Code. Of course, the Redevelopment Agency would continue to have design standards and other controls that would be more refined than the standards of the Planning Code. Additionally, the modifications would permit a hotel providing accommodations for transient guests as an accessory use to the proposed Convention Center which is scheduled to occupy the central portion of the project; such a hotel is not currently permitted by the plan, though permitted by the zoning of the area.

"The present plan and standards were adopted by the Board of Supervisors in April 1966; the standards were, in the main part, equivalent to the zoning which existed in the area at that time; however, in 1968 the new downtown zoning provisions were adopted placing greater restrictions on the land than the redevelopment plan standards, particularly with respect to permitted floor-area-ratio. Under the proposed modifications, the floor area ratios permitted by the plan conform to those of the current zoning.

"I do not believe these modifications are substantial changes in the plan which affect the Master Plan, but rather conform with existing zoning, which has already been found by the Commission and Board of Supervisors to conform with the Master Plan. Therefore, I would request your endorsement of a report by me to the Redevelopment Agency to this effect."

Commissioner Porter inquired about the size of the hotel being proposed. After the Director had replied that no specific plans had yet been drawn for the proposed facility, Commissioner Porter expressed doubt as to whether the Commission should approve the proposed plan change for the hotel without knowing more about the proposal.

Mr. Robert Passmore, Planner V (Zoning) emphasized that existing zoning in the area would permit construction of a hotel.

Bill Mason, representing the Redevelopment Agency, confirmed that no definite criteria had been established for the proposed hotel.

Commissioner Fleishhacker suggested that the Commission might wish to specify that the hotel should not be larger than is needed to satisfy the needs of the proposed convention center.

President Newman remarked that the size of the proposed hotel will ultimately be determined by economic and other considerations; and, since a large hotel might be desirable adjacent to the Convention Center, he did not feel that the Commission should take action at the present time to restrict the size of the facility.

The Director stated that he would be willing to specify in his report that hotel should be designed to serve the needs of the Convention Center.

After further discussion, it was moved by Commissioner Ritchie, seconded by Commissioner Rueda, and carried unanimously that the report of the Director on this matter be endorsed by the Commission.

At 2:00 p.m. President Newman announced that the meeting was recessed. Members of the Commission then proceeded to Room 282, City Hall, and reconvened at 2:10 p.m. for hearing of the remainder of the agenda.

2:10 p.m. - Room 282, City Hall

PUBLIC HEARING ON PROPOSED ADOPTION OF THE IMPROVEMENT PLAN FOR RESIDENCE POLICIES AS PART OF THE MASTER PLAN.

President Newman welcomed the audience and made the following statement:

"Today's meeting of the City Planning Commission is the first of two public meetings scheduled to provide interested citizens and community organizations with the opportunity to comment on a major amendment proposed for the City's Master Plan.

"This amendment was first proposed as part of the Improvement Plan for Residence, published last June for citizen review. The original plan was preliminary in nature and was given a six month review period during which the Commission held three public meetings on the plan and the planning staff discussed the plan with a number of community groups. 2,300 copies of the plan were distributed to facilitate review. The original plan has been revised to address many of the concerns which were expressed by citizens at these meetings.

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"The Commission will take no action today. Rather, it will hear opinions on the proposed amendment. It will hold an evening meeting March 25 at 7:30 p.m. in this room to hear additional comments on the plan. Then it will consider the plan for adoption. The portion of the report which will become a part of the Master Plan is limited to pages 11-28."

Louis Heilbron, representing the Human Rights Commission, distributed copies of a resolution which had been adopted by his Commission on March 11, 1971, and which contained the two following recommendations:

1. The Human Rights Commission recommends that the City Planning Commission adopt a policy section of the Improvement Plan for Residence as the housing element of the Master Plan.
2. The Human Rights Commission recommends that the City Planning Commission take the leadership in translating that city-wide housing policy into actuality.

Mr. Heilbron stated that the members of his Commission had been pleased at the emphasis which the Department of City Planning's report had placed on maintenance and improvement of the existing housing stock as opposed to relying on the redevelopment process of clearance and a building which causes many people to be displaced. His Commission also was of the opinion that it is the responsibility of government to take the initiative in providing adequate housing when the private market cannot achieve that objective on its own. He stated that the Human Rights Commission is of the opinion that some of the programs which had been proposed in the last section of the report should be undertaken; and special endorsement had been given to the proposal that a Tenants Information Service be established in the Bureau of Building Inspection. While the Improvement Plan for Residence recognized that housing is a regional problem, the Human Rights Commission was pleased that recognition of that fact had not been used as an excuse for recommending that San Francisco slow down its efforts to improve the housing stock of the City. In conclusion, Mr. Heilbron stated that his Commission strongly supported the report's proposal for citizen participation in the governmental process in a way which would involve all groups in the community.

Mrs. Alma Lark, representing Self-Help for the Aging, felt that Policy #2 on page 25 of the report, calling for an increase in the supply of low-income housing in the Bay Area, should be re-written. She remarked that many elderly citizens of San Francisco are being housed in convalescent hospitals in other communities of the Bay Area; and she felt that facilities should be provided in San Francisco for the care of those people.

Mrs. Paul J. Trafficante, representing a Committee of Park Merced Residents Committed to Open Occupancy, remarked that the objectives stated in the Improvement Plan for Residence would be difficult to achieve unless open occupancy

...the same time, the City Planning Commission is preparing a section of the Comprehensive Plan for the future of the city.

becomes a fact in San Francisco; and she noted that the report had not recommended any effective way of achieving that objective. In order to prevent large developments such as Park Merced from restricting its 3500 dwelling units to whites, she felt that the City should adopt a fair-housing ordinance which would apply to all residential developments containing more than 25 apartment units. She believed that the other recommendations contained in the staff report would be more meaningful if a fair-housing ordinance were adopted; and, therefore, she urged that the Master Plan to be adopted by the Commission contain a recommendation for a strong fair-housing ordinance.

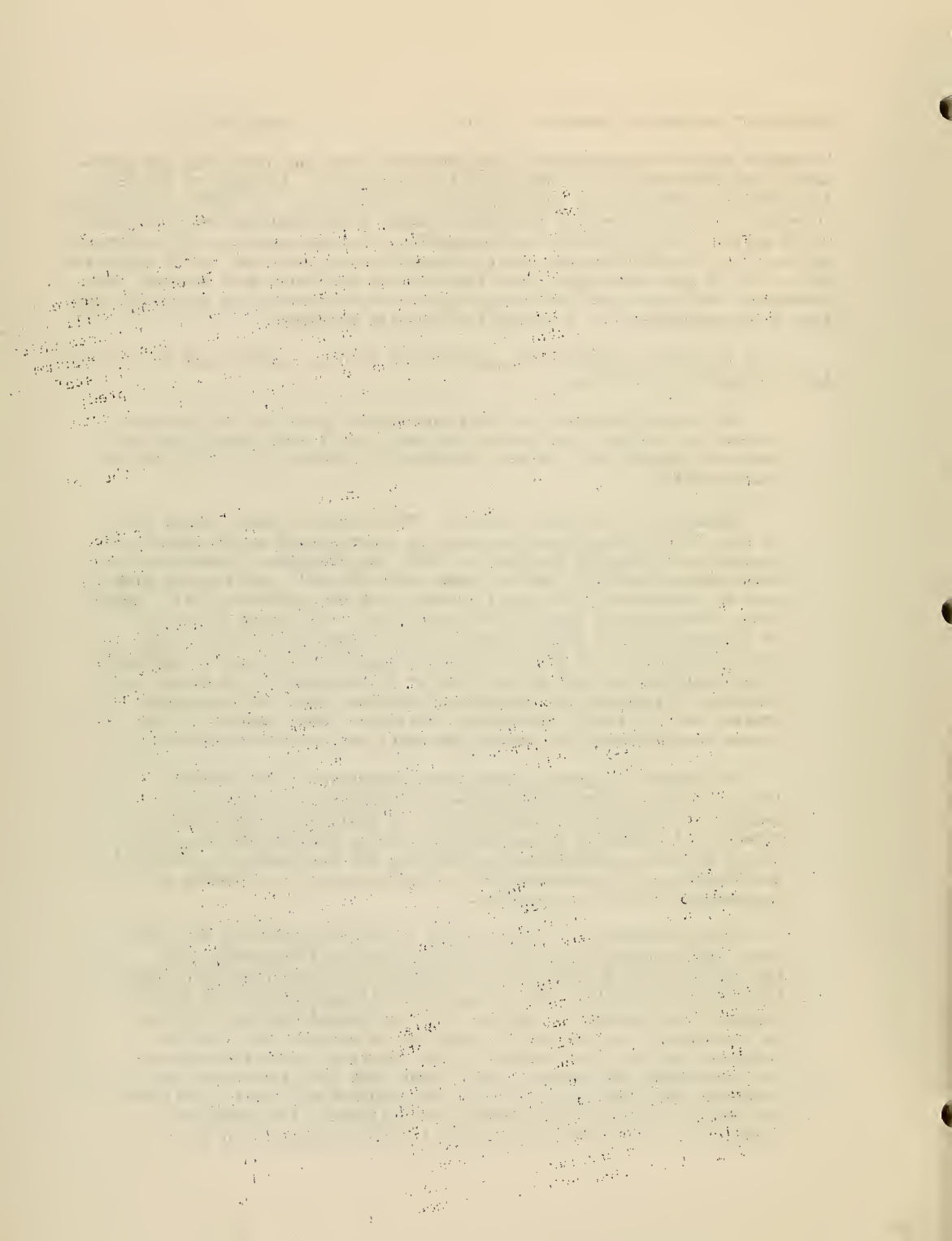
Gina Zimmerman, representing Assemblyman John L. Burton, read the following statement in his behalf:

"My general reaction to the comprehensive plan for San Francisco is that it has many good points and much that I would agree with and hope are carried out. My main concern is, however, will this plan be implemented?

"Housing is a regional concern. This proposal makes strong note of this fact as have numerous previous reports such as the Governor's Commission on Housing Problems of 1963, the President's Committee on Urban Housing of 1969, and the ABAG study of 1969. Any Housing plan must be thought of in a larger context than an individual city. Hopefully, from a state legislator's viewpoint, I can be of assistance in bringing about a regional housing plan along the lines of this present proposal. It should be noted, however, that such a regional plan should not be used by the city or its agencies as an excuse for delaying or ignoring the tremendous immediate need for low-income housing and the city's obligation to produce large numbers of low-income housing above and beyond the units now under construction.

"In general I agree with the five objectives of the report. In particular, I support Objective 1, 'Maintain and Improve the Quality and Diversity of San Francisco's Residential Communities;' Objective 3, 'Provide Maximum Housing Choice Both in the City and in the Bay Area, Especially for Minority and Low Income Households;' and Objective 5, 'Encourage Citizen Participation in Planning and Programming Public Improvements.'

"Under Objective 1, I would like to single out Policy #3 which calls for improved services to rehouse displaced households and the avoidance of displacing any household until adequate relocation housing is available. The failure of public agencies, such as the Redevelopment Agency, to do just this has caused extreme hardship on individuals, as well as the city--as is evident from the law suits and federal injunctions. In an effort to avoid the unnecessary hardships and delays, I would urge that the five so-called 'actions' described on page 16 of the proposal be strictly followed in order to alleviate the hazards and sufferings for relocated households. I ask then, that prior to its recommendation of an



area for redevelopment, the Planning Commission require documented evidence that these 'actions' will be met and followed through.

"Implementing this policy and actions may require that the Commission recommend a resolution to the Board of Supervisors that a MORATORIUM be placed on the demolition of low rent housing, such as the Joyce Hotel, until adequate replacement housing is made available. I support such a resolution.

"The need for implementation of this objective and policies is re-enforced by the Planning Commission report which cited statistics indicating that over 3,000 families and over 4,000 elderly are on the Housing Authority's list for low-rent housing; that over 2,000 multi-unit structures in San Francisco have serious code violations; and that a 4-5% vacancy rate is considered necessary for normal population movement. San Francisco has a city-wide vacancy rate of 2.3% and an even lower rate in the lower rent categories; for example, Western Addition had 1.9%; North-Beach-Chinatown, 1.26%; Outer Mission 0.73%; South of Market, 0.00%.

"Objective 3. In connection with Objective 1, the policies of Objective 3 outlining the distribution and promotion of low and moderate income housing are essential for implementation. In particular I want to single out policy #3 which calls for working for open occupancy. The proposal recommends that the city take action against discrimination by enforcing fair housing laws more actively than through the present process of filing complaints and law suits. I strongly support this effort at making open occupancy a reality in the city, especially since there are law suits pending in various neighborhoods at the present time.

"Objective 5. Citizen participation and equal access to participation in decision making is much needed and seems to have been much neglected in the past by some public agencies, such as the Redevelopment Agency. Easy and prompt accessibility of information to all the public and adequate advance notice of public hearings are needed to help prevent 1.) public agencies from snow-balling proposals over the involved citizens, and, 2.) the planning commission from being a mere rubber stamp for privately reached decisions by other public agencies. There is an additional element not directly stated in the planning proposal, though certainly compatible with its objectives and policies, that I feel should be added. It concerns the establishment of a Land Bank requiring city agencies to put all surplus and underused land into a 'bank' with top priority given to low and moderate income housing.

the fact that the patient is not a member of the American Medical Association, and that the patient is not a resident of the United States.

The patient is a woman, aged 35 years, who has been married for 10 years. She has two children, a son and a daughter, both of whom are healthy. She has no other children. She has no history of illness, and no family history of illness.

The patient is a native-born American, and has never lived abroad. She is a member of the Methodist Episcopal Church, and is a devout Christian. She is a housewife, and her husband is a farmer. She has no other occupation. She is a good mother, and her children are well-behaved and healthy. She has no other family members.

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"I understand that this proposal is a policy statement and the difficulties of implementation should probably be discussed elsewhere. The question I have is where is elsewhere? Who has the power to implement or enforce these policies? Will this proposal's recommendations go the way of so many other Housing Studies that said many admirable things on paper, but which gather dust on a library shelf or in the office of a department head in some public agency?

"This Improvement Plan is the first real effort at a city-wide Housing Policy. Until now housing has taken a decided 'backseat' to Redevelopment, capital improvements, etc. to the profound and often irreparable injury to thousands of residents who are simply not afforded a chance to be heard. This report should be adopted in toto and its policies accorded a priority at least equal to the city's other goals."

Mrs. Eugene B. Block, representing the Council for Civic Unity, stated that she was quite favorably impressed with the Improvement Plan for Residence which had been prepared by the staff of the Department of City Planning; however, she felt that the report should have contained a much stronger statement with regard to open occupancy, spelling out means of preventing discrimination in housing, indicating the types of machinery which could be used for investigation purposes, and recommending strong penalties for guilty parties. She stated that it is obvious that there are certain developments in San Francisco which house white-people almost exclusively with only a small number of minority tenants.

Mrs. Elnora Harris, representing Self-Help for the Aging, stated that there are many elderly and disabled people living in the Western Addition who need additional park space and recreational facilities; and she hoped that the City Planning Commission would do something to improve the situation.

Roy Nonomura, representing students at George Washington High School, stated that he and his fellow students, who are not yet old enough to vote, had circulated a petition in opposition to construction of a high-rise building which would block the view of the Golden Gate Bridge from Washington Heights; and they felt that construction of the building would establish a dangerous precedent which would encourage construction of a number of high-rise buildings in the area.

John Anderson, Assistant Deputy for Development in the Mayor's office, stated that Mayor Alioto was prepared to give a general endorsement to the proposed Improvement Plan for Residence; however, he did not wish to endorse any specific proposal or statement contained in the report at the present time. Mr. Anderson remarked that some individuals might regard the report as having gone too far, while others might feel that the report does not go far enough; yet, he felt that it was significant that a plan for housing had finally been prepared following a great deal of community discussion. He did not know how many of the recommendations contained in the report could be achieved; however, adop-

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tion of the plan would have an important affect on the preparation of the Workable Program for San Francisco which determines the Federal Government's willingness to provide funds to the City for renewal, housing, relocation, rehabilitation, and citizens participation. He urged that the Plan be adopted.

At this point in the proceedings, Commissioner Finn arrived in the meeting room and assumed his seat at the Commission table.

Lucia Bogatay read a letter which had been written by Wes Dawe, President of the Buena Vista Neighborhood Association, as follows:

"This Association has reviewed the Improvement Plan for Residence proposed by the Department of City Planning and wish to make the following comments.

"We recognize the need for planning if we are to maintain any semblance of the uniqueness of the City, although its uniqueness is due more to its earlier residents than to planning.

"We are particularly interested in the area bounded by the Central Freeway - Upper Market and Buena Vista Park. The proposed high density for upper Market Street has potential and could offer many benefits. However, we question if this potential would be realized if the improvement plan was the sole guide to future housing design. We have in mind the need for height limit, architectural treatment (facade), parking, open space, etc. We believe Objective 5, (Encourage Citizen Participation in Planning....) may provide this need.

"We are encouraged to see a statement (Objective 3 - Policy 1) concerning the distribution of low-income housing, both within the City and in the Bay Area.

"We are puzzled that the plan does not relate to a proposed future population. How does one plan for residential growth without knowing what the population will be. Or put more directly, we have no way of knowing if this proposed master plan reflects a population that would be acceptable to 49 square miles. This we believe is a major shortcoming.

"Endorsement automatically sets the future population. Do you know what population this plan would accommodate?

"We have a vital interest in this proposal and would like to be kept informed."

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Joseph Brajkovich, Chairman of the Housing Committee of the Visitation Valley Coordinating Council, read the following prepared statement:

"We in the Visitation Valley area wish to inform this Commission that we stand foursquare against the guidelines for Public Housing Distribution as described and illustrated on page 24 of your Comprehensive Plan of San Francisco.

"We admit that it is a step in the right direction, but it is a step that is hardly discernible. We expect this Commission to take bold strides to make into reality the concept of scattered housing.

"By scattered housing we mean low rent and intermediate price housing for the minorities in every single district in San Francisco.

"We find it difficult to trust you when we read on page 13 of your Plan under Objective 3, Policy 1 your advocacy to distribute low-income housing throughout the City and then we reach on page 24 where you intend to approve the construction of one or more low rent housing units or projects per block depending on the zoning of land. This would not even achieve scattered housing within the Ghettos.

"We feel the distance between federally financed housing inhabited predominantly by the Blacks and other minority races must be at least far enough so that the inhabitants of one project will not be able to influence the same geographical area as the inhabitants of another project. Concentration of races should not be considered even on this scale until we have a significant number of low rent housing in every district in San Francisco.

"We must stop at any cost the Ghetto builders of San Francisco. There should be no room in the plans of this great City for these individuals who are responsible for the construction of thousands of units of housing in the Ghettos of this City. At this very moment there is under construction planning by the Redevelopment Agency hundreds of units in the Western Addition core area and the Hunters Point area as well. Those responsible for such construction must be held responsible for the miserable and negative results this construction will produce for this City and especially for those inhabitants who must spend their lives in such housing.

"The national housing goal set by Congress in 1949 to have a decent home and a suitable living environment for every American family will never be met by the continued construction of low rent and subsidized housing for the minorities in the undesirable environment of the Black Ghettos. If we want to provide the greatest good for the greatest number in San Francisco, then we must at this very moment begin to be more concerned with human values than real estate values.

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"We in the Visitacion Valley area remind you again that we will fight you every way possible to prevent you to build the 1400 units of low and medium-density housing for families in the Candlestick Cove and Bayview Hill areas. We were not informed and we did not participate in the planning of this area.

"We have our Sunnydale Project and the Geneva Eichler Towers and this is much more than our area can absorb effectively.

"We, like the powers that be, who prefer open space to low rent housing at Fort Mason, Miley & Funston, also prefer open space at Candlestick Cove.

"If we do not scatter our low-rent and other subsidized housing throughout San Francisco, we are going to be given a court order like Mayor Daley of Chicago received from Federal Judge Richard B. Austin. Judge Austin's order to Chicago is to scatter housing throughout the City. He told the Housing Authority to make sure no more than 20 housing units were located on any one site and to keep the sites at least one mile from existing Black neighborhoods. San Francisco can afford to do no less.

"We feel that racial concentration in high density zoning is equally as undesirable and unacceptable as racial concentration in areas zoned for low density.

"We agree with many parts of your plan, and we are happy that you, too realize that the housing problem - and the economic problems associated with it, is regional and that the responsibility to provide low and moderate income housing should be met by all municipalities and counties in the Bay area.

"And finally, I would remind you that what you and I and others do for those who must be helped, we will get our just rewards. Let those rewards be for the good deeds that will be accomplished - Thank you."

John P. Moscone, representing the Golden Gate Disposal Company, objected to the inclusion of the scavenger truck storage lot at North Point in the list of residential opportunity area as indicated on Page 37 of the staff report. He stated that his firm has an offer pending for construction of a hotel or model development on the site; and they felt that they should be entitled to develop the property to its highest and best potential. He believed that commercial development of the property would result in a higher income for the owners of the property than would residential development; and he felt that a commercial use would also bring a greater amount of revenue to the City. Under the circumstances, he urged that the property owned by his firm be deleted from the list of residential opportunity areas.

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Primo Repetto, a realtor, also urged that the property owned by the Golden Gate Disposal Company be deleted from the list of residential opportunity areas. He stated that the property in question is worth approximately \$25.00 a square foot; and, given the fact that the property is subject to a 40-foot height limit, he felt that it would not be economically feasible to develop housing on the site. He stated that several people had expressed interest in the property; however, "a cloud had been cast over the future of the property" because of its inclusion in the staff of the Department of City Planning's list of residential opportunity areas. He hoped that the property would be removed from the list and that the Commission would allow it to be developed with a commercial use.

Arthur Evans, Deputy Director of the San Francisco Redevelopment Agency, summarized a letter which had previously been submitted to the Commission by M. Justin Herman, Executive Director of the Redevelopment Agency and which read as follows:

"Mr. Allan B. Jacobs, Director of Planning, has provided copies to the San Francisco Redevelopment Agency of the February 1971 report entitled Improvement Plan for Residence. On pages 11 through 28, the report contains a comprehensive plan for residence which is proposed for adoption by the Commission as the housing element of the City's Master Plan.

"As in the case of earlier drafts of the proposed plan for residence, the Agency has reviewed and evaluated the current report under consideration. In response to Mr. Jacobs' letter of transmittal, this letter provides comments and suggestions.

"The following comments, in which I concur, have been prepared by the Agency's technical planning staff.

- "1. In terms of improvement activities, the proposed policy regarding neighborhood maintenance appears to be essentially the same as traditional urban renewal for rehabilitation. As a type of treatment, the Agency concurs in its application in appropriate areas. In fact, in the western one-third of the Western Addition A-2 project, rehabilitation of existing housing is the basic treatment being applied. Rehabilitation was also the form of renewal recommended some years ago by both the Agency and the Commission for the Inner Mission.

"If the proposed neighborhood maintenance approach involves some reformulation of residential area rehabilitation similar to the concept developed some years ago in Philadelphia, there is a critical need to reach an understanding of all of the elements essential to such an approach.

[illegible][illegible]

"The policy as presently described is deficient in several ways. These deficiencies include the matters of scale of program area, the scale of annual or bi-annual activities, and the manner in which the local share of project costs are provided.

"For these reasons, it is recommended that, before the present policy description is approved, the following statement be adopted as an interim determination:

"The Redevelopment Agency, Bureau of Building Inspection, Housing Authority, and Department of City Planning should take immediate steps to define this approach clearly for public review and suggest areas that are in need of neighborhood maintenance.

"This statement is the same as that contained in June 1970 report on the proposed Improvement Plan for Residence (p. 50).

- "2. The proposed policy regarding the conversion to and intensification of certain areas holds great promise for providing a substantial increase to the City's inventory of housing.
- "3. The issue of surplus public land is a critical one and there is a need for a public policy on this matter. The policy on surplus public property, introduced in the current report on page 22, is essentially sound.

"However, the proposed policy contains one inappropriate element....that a redevelopment area includes surplus public land. It must be understood that all land which is purchased by the Agency is committed by ordinance for disposition in accordance with the terms of that ordinance. If any change in the potential use of such land is to be considered, the required procedure for such a change involves an amendment to the ordinance by the Board of Supervisors. The procedure identified in the proposed comprehensive plan for residence is not applicable to land acquired for redevelopment. Therefore, there should be no reference to the Redevelopment Agency in the proposed policy statement.

"With regard to surplus public land, it should be noted that there are now two cases where land, which had been City-controlled, is being developed to serve public objectives through the redevelopment process: the Chinese Cultural and Trade Center project and the Hunters Point housing program. The Agency stands ready to help the Commission if it can be instrumental in effectuating the release of surplus public land.

- "4. The last section of the current report involves revisions to certain program items as described in the document published last June. One of the program categories revised involves opportunity areas for housing. On this subject, it is recommended that the current text be further revised as follows:
- "a. that the housing proposed for Site 6 (Kirkland Bus Yards) explicitly indicate, as was done in the June report, that such a development include subsidized housing;
 - "b. that the housing proposed for Site 17 (Scavenger Truck Lot) explicitly indicate that such a development include subsidized housing;
 - "c. that, in accordance with the official redevelopment plan for Regal Pale, the number of units identified for Site 16 (Regal Pale Brewery Site) be shown as 130;
 - "d. that, in accordance with the Northern Waterfront and with the June report, housing be identified as an appropriate part of the multiple-use development of Piers 1-7 and Pier 45 and that a portion of said housing should be subsidized; and
 - "e. that, with regard to Site 21 (Wisconsin Street), there be further explanation of how City policy rules out low-income units in light of the assertion in the June report that the Board of Supervisors recommends that one-third of the units be for low-income families.
- "5. As indicated above, the last section of the current report involves revisions to selected portions of the program section of the June report. Still extant in the June report are provisions dealing with such matters as maintaining data on housing conditions and trends, the review of city codes as they affect low- and moderate-income housing, additional area planning, and the identification of future redevelopment areas.
- "The Agency recommends further revisions to the program section with regard to future redevelopment. These recommended revisions are:

The first portion of the report, which is devoted to a description of the program and its objectives, is contained in the first two pages of the report. The second portion, which is devoted to a description of the results of the program, is contained in the third and fourth pages of the report.

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- "1. As a matter of first priority: Initiate feasibility studies for the following areas. All areas should include housing as part of a multiple-use development and, in each area, such housing should include subsidized housing.
--
 - a. Northern Waterfront
 - b. South Bayshore (near Candlestick Park)
 - c. Main Post Office Area
 - d. Fifth and Folsom Area
- "2. As a matter of second priority: Pending further work with the Mission Model Neighborhood Program and with Mission District citizen interests, consider the conversion proposal for the Franklin Square Area; and, after clearly defining the meaning of the neighborhood maintenance approach, consider its possible application in the Mission District. Similarly, pending completion of the Housing and Recreation Study for Chinatown, consider renewal actions needed to meet the needs of that community.

"With regard to the Agency's program targets, the above revisions have the effect of removing the proposed two sites for public housing in Chinatown and the Wisconsin Street site from consideration as a future redevelopment area. In the case of the public housing sites, the Housing Authority has the ability to acquire land on its own and is currently evaluating this proposal. With regard to the Wisconsin Street site, it is understood from the June report that the Mayor's Office is working with the community on the proposal to develop this site.

"In addition to the above, there are other comments that need to be made.

- "1. Throughout the report and in its presentation of policies, there is never any indication as to whether a proposed policy already exists or whether it is new. This lack of distinction can create serious misunderstanding on the part of readers. When the report urges that something should be done but the fact that it is being done is not disclosed, the reader might fairly assume that it is not being done. As just one example, what response is expected to the assertion that "Citizen involvement should be an important part of the redevelopment process"? We agree and, I am certain, citizen readers of the report would agree. But who can discern from the report the fact that such citizen involvement is the standard practice of the Agency? Thus, many proposals are made with the air of original discovery and may convince the reader that the authors are pursuing or standing for a more righteous cause than others.

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"It is recommended, therefore, that the text be revised to indicate the extent to which policies exist now or are being proposed as new. To assist on this matter, we will provide you an outline which makes such distinctions as they relate to the Agency's program.

- "2. The report places great emphasis on the need for dealing with family housing through both new construction and rehabilitation. I share this view but not to the near exclusion of also dealing with the housing needs of households other than families. I believe the report gives inadequate attention to the needs of the single and the elderly, including the provision of both traditional units and dormitory-type (congregate) housing as authorized under the Housing Act of 1970 and as endorsed by the Mayor's Committee on Aging.
- "3. Finally, I feel that I must identify my fundamental concern... that of getting directly to the matter of improving the housing supply.
 - "a. While the proposed plan establishes guidelines which would encourage certain things to take place, it does not address itself adequately to the mechanisms required to accomplish them.
 - "b. The report indicates on page 9 that the proposed policy regarding redevelopment is to guide it in the direction of housing maintenance and rehabilitation. Since it is not clear, it needs to be clarified whether this is a suggestion to add the function of large-scale rehabilitation to that of new housing construction or to replace the latter with the former.
 - "c. As indicated earlier, housing for low- to moderate-income families is a major concern but not the only one. Aside from the need to identify a housing program for all income levels and for all household types, the City's development program must seek a balance of attention to such matters as industrial jobs and office jobs, to educational and cultural facilities, to the transportation system, and to shopping requirements. I understand that subsequent reports will deal with these matters but the point needs to be made and understood now.

"d. It is true that there is a shift in policy at the national level. However, the report's posture that this shift calls for a possible narrowing of scope is incorrect. To the extent that the report suggests limitations, particularly as to the types of renewal treatment and kind of household needs to be met, the report runs counter to the direction of national policy...a direction which is essentially correct and worthy of local consideration.

"The Federal Government both in Congress and in the Department of Housing and Urban Development (HUD) are explicitly directing themselves to a shift from a Federal determination of local program emphasis to one of encouraging cities to organize a balanced program for community development relating to housing, commercial and industrial development, education and culture, and open space.

"Two examples illustrate this trend at the national level. The most recent is the reorganization of HUD (effective on March 1) to place urban renewal, model cities, water and sewer grants, rehabilitation loans, neighborhood facilities, open space, and public facility loans under the single direction of one administrator dealing with community development. The second example is the proposed legislation for community development as identified in the President's budget submitted to Congress on January 29, 1971 which will consolidate the financing of comprehensive community development programs to cover the above elements. Under this approach, as under traditional urban renewal, housing is considered an essential but not exclusive concern. Similarly, the State Law provides for a comprehensive concern for redevelopment.

"In summary, what the City needs is a policy which addresses itself to a comprehensive and balanced program for community development. It does not need a policy which sets narrower limits to its capacity to carry out such a program. Accordingly, the City needs a community development agency which can be responsible for administering the various elements of a community development program whether these elements are financed separately by HUD, as at present, or in consolidated form, as proposed. Under Federal and State laws and through the use of joint power agreements, this Agency could assume that responsibility.

It is the policy of the United States to support the efforts of the people of the Western Hemisphere to achieve a more just and equitable distribution of income and wealth. This policy is based on the principle that the economic well-being of the people of the Western Hemisphere is essential to the peace and stability of the Western Hemisphere. The United States will continue to support the efforts of the people of the Western Hemisphere to achieve a more just and equitable distribution of income and wealth.

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"In closing, I want to thank the Department and the Commission for seeking Agency comments and recommendations. With the acceptance of these recommendations, I believe the report sets the stage for the task at hand..the continued improvement of the City's housing supply."

During the course of his presentation, Mr. Evans emphasized that adoption of the Improvement Plan for Residence would not in and of itself cause housing to be produced. He remarked that almost one-fourth of the residential property in the Diamond Heights Redevelopment project area remains vacant and available; however, neither the private market nor Federally-financed programs have had been successful in producing housing in that area because of market conditions; and he doubted that adoption of the Improvement Plan for Residence would have any effect on the situation. He also remarked that the proposed plan seemed to exclude elderly and single people from consideration; and he felt that the plan should be revised to take those people into account.

Paul J. Trafficante, representing the committee of Park Merced residents committed to open occupancy read the following statement:

"Comments to City Planning Commission re: Improvement Plan for Residence

"I would like to comment on the 'Work For Open Occupancy' section. The proposals outlined in that section are vague, misleading and lack the candor so greatly needed to deal effectively with many of its key problems.

"Specifically, I'm pointing to racism in housing which poses the most formidable obstacle to Open Occupancy but was viewed as an appendage to other basic problems. Yet, this kind of racism has created and maintained White, Black and other minority Ghettos in the major portion of the residential areas of San Francisco. It would seem reasonable to assume that the existence of these Ghettos would provide convincing evidence that racial discrimination in our city is flagrant. But, there are many, including public officials, who demand additional data--hopefully a study which will extend over years.

"Let's examine the assumption that reasonable evidence is inherent in the very existence of these Ghettos. A comparison of a Black & White Ghetto should be very revealing. Highly depressed section of Western Addition and Parkmerced are two excellent examples. The essential differences are well known to most of us--the Western Addition with its slum environments and Parkmerced with its parklike atmosphere, private recreation area, outstanding school and excellent shopping facilities. Why would a Black endure the deplorable living conditions in the Western Addition and not attempt to relocate in Parkmerced? Economics is not the obstacle. I live in Parkmerced and including a rent increase of a year ago, I pay \$200 a month rent for a three bedroom, 2 bath apt. with a private patio. An equivalent apt. in the highly depressed section of the Western Addition rents for \$275. In

It is the policy of the Department of Defense to ensure that all personnel have access to the information necessary to perform their duties. This includes the dissemination of information to the appropriate personnel in a timely and accurate manner.

The Department of Defense is committed to the protection of its information and the security of its personnel. This includes the implementation of policies and procedures that ensure the confidentiality of information and the safety of personnel. The Department of Defense is also committed to the promotion of the health and welfare of its personnel, and to the provision of appropriate medical and dental services.

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addition, the income of the residents of Parkmerced is much less than is usually estimated.

"Metropolitan Life recently disclosed the following information on the income of residents in Parkmerced. At least 25.5% of the tenants have an income of less than \$7000; 27.4% are in the \$7000 to \$13,000 range... 63% of the tenants have an income of less than \$10,000 based on the assumption that unknown incomes follow the same pattern as known income.

"It is apparent that integration of Parkmerced is not blocked by economic obstacles. The oppressive instrument used for keeping Parkmerced lily-white for almost three decades, has been the firm, consistent racist housing practices of Metropolitan Life Ins. Co., the owner of Parkmerced until very recently. It was not the local conditions that influenced Metropolitan Life to adopt such a policy. In fact, its policy in San Francisco was an extension of the policies that Metropolitan Life has maintained in its other housing developments across the nation.

"In a recent book, 'Stuyvesant Town, U.S.A.,' Metropolitan Life is portrayed as a perpetrator of institutional racism. The major portion of its residential properties consist of White & Black Ghettos. This book is well documented and a scholarly study of Metropolitan Life as a landlord. The author, Arthur Simon is the brother of the Lt. Gov. of Illinois.

"I had strong feelings of anger as I read in this book the brief history of one of Metropolitan Life's White Ghettos. The building site of this development was located in a slum, mostly minority housing area. The buildings had been condemned and the city bought the property, moved out the site tenants including many with the effects similar to forced evictions.

As part of its economic incentive program to encourage investments in housing, the city sold this property to Metropolitan Life below the market value and also granted them millions of dollars in tax exemptions. With the exclusion of Blacks and other minorities from this housing development, a white ghetto emerged and we had a deplorable illustration of subsidized segregation.

"Since December 1970 we have a new landlord in Parkmerced. Metropolitan Life sold the buildings to a corporation headed by Harry Helmsley, but retained title to the land. Our new landlord has not only continued the existing patterns of exclusion but has adopted a new rent structure which has racist effects. It is a dual rent structure--with a 10% rent increase on all lease renewals and a 20% increase for new tenants.

"I hope that my focus on Parkmerced and Metropolitan Life would more clearly show some of the powerful forces and their determination to perpetuate racism in housing.

"Among many who have a serious commitment to change the existing patterns in housing, a consensus has emerged as to the direction of these efforts. It is generally agreed that the main thrust should be toward those whose business is housing--real estate brokers, housing developers, apartment house landlords. If discrimination is made expensive enough, it will stop. One such example occurred in Philadelphia. A Real Estate broker's license was revoked for discriminatory practices. For those who may view this punishment as too severe, I suggest that they reappraise their estimate of the degree of damage done to the individual and society by this very serious social injustice.

"In summary, I will point again to the key facts that I've attempted to substantiate:

- 1) Blatant racial discrimination in housing is present in our city.
- 2) There are powerful forces sustaining it.

These facts clearly show the total inadequacy of both State and Federal laws. Therefore, I urge this Commission to submit to the Board of Supervisors a proposal for a local fair housing ordinance with an affirmative action plan and provisions for severe penalties for violations. If our city government ignores the imperative of a Fair Housing Ordinance or an equally effective action, then I will put forth the contention that this is another instance of Political Racism at the local level. In marked contrast to the Whites, the most serious problems of minorities are given the lowest priorities in governmental policies."

Reverend Andrew Juvinall, representing the San Francisco Conference on Religion, Race and Social Concern, commended the staff of the Department of City Planning for the excellent job which they had done on the report and for the process which had been followed in presenting the preliminary draft of the report to the public for discussion. He remarked that many of the suggestions which had been made by the public had been taken into consideration in the final report. He was especially pleased that emphasis had been placed on the importance of providing decent housing for low- and middle-income families, for preserving the diversities of the City, for promoting integration through dispersal of low- and middle-income public housing throughout the City and through enforcement of open occupancy, for rehabilitation as opposed to redevelopment, and for decreasing the City's reliance on property taxes. In conclusion, he suggested that the City Planning Commission should rely on the Human Rights Commission to develop a broad social plan for the community which would supplement the physical planning envisioned by the Improvement Plan for Residence.

Eddie J. Hider, 391 Leavenworth Street, stated that the Redevelopment Agency had evicted him from his hotel and had not yet relocated him in suitable lodgings. He felt that the City should not allow buildings to be torn down until decent places are available for the relocation of people residing in the buildings which are to be demolished.

Mrs. Adria Garabidian stated that she intended to prepare a written statement on the proposed Improvement Plan for Residence for submission to the Commission; and, therefore, her oral presentation would be brief. She stated that the residents of the Haight-Ashbury district had spent a great deal of time preparing a housing policy statement of their own; and she indicated that they had been extremely handicapped by the fact that the City itself had not adopted an overall housing policy. She felt that the recommendation of the staff of the Department of City Planning was a very positive step forward. She was particularly pleased with the recommendations calling for preservation of the diversity of the City's neighborhoods and for distribution of public housing on a scattered-site basis throughout the City; and she hoped that the Commission would take strong measures to implement those policies. She agreed with the recommendations made by previous speakers to the effect that the policies related to open housing should be made stronger and more specific; and, given the low-vacancy rate in San Francisco and the problems which it poses for people who are displaced from their homes, she felt that the City's relocation services should be broadened and that they should not be located in a single agency. In conclusion, she stated that she believed that the supplementary programs recommended by the staff of the Department of City Planning for systematic code enforcement would improve the code enforcement program which, as presently operated, often forces low income families to sell their homes.

Mrs. Knowles, representing Self-Help for the Aging, stated that additional low-income housing for elderly people should be constructed in San Francisco.

James Holley, representing the Central City Anti-Poverty Program, asked why the proposed land use plan on Page 20 of the staff report had indicated commercial and industrial uses rather than residential uses in the vicinity of South Park. While some people regard the South of Market neighborhood as a transient area, he remarked that many people living in that area have been there as long as fifteen years; and he indicated that additional housing is needed in that neighborhood.

W. Earl Cranshaw, 1st Vice Chairman of W.A.C.O., stated that he was disturbed by the fact that he did not understand whether the proposed plan would be solely for San Francisco or if it constituted a long-range plan for developing housing throughout the Bay Area linked to the needs of the region and the renewal of the central cities. If the plan were directed towards a regional approach, it might provide San Francisco an opportunity to shirk its responsibility for providing housing by pushing its people into other communities. He felt that the proposed plan had many acceptable features; however, he felt that other aspects of the report needed clarification and change. He stated that the members of his organization were not pleased with the redevelopment plan for the Western Addition; and he hoped that the policies being proposed by the staff of the Department of City Planning would be of assistance in obtaining modification of the redevelopment plan. He firmly believed that a solution satisfactory to all can be worked out when citizens are allowed to participate fully in the planning process.

The first thing I noticed when I stepped out of the plane was the cold. It was a sharp contrast to the warm, humid air of the tropics. I had heard that the weather in the mountains was perfect, but I didn't realize how cold it would be. The air was crisp and clear, and the view was breathtaking. I had heard that the mountains were beautiful, but I didn't realize how much I would love them. The first thing I noticed when I stepped out of the plane was the cold. It was a sharp contrast to the warm, humid air of the tropics. I had heard that the weather in the mountains was perfect, but I didn't realize how cold it would be. The air was crisp and clear, and the view was breathtaking. I had heard that the mountains were beautiful, but I didn't realize how much I would love them.

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Linda Wang, representing the Citizens Advisory Committee of the City Planning 701 Study of Chinatown Housing and Recreation, read the following prepared statement:

"The Improvement Plan for Residence is an important paper which prescribes broad social policies and a series of programmatic proposals which have critical import for a citizens advisory group like ours, which has been officially charged with the responsibility for a housing study of Chinatown with the purpose of expanding the area's low and moderate income housing supply. The planning staff's recommendations chart a rational course to the accomplishment of an objective customarily more honored in rhetoric than in action: to reverse the steady erosion of the city's supply of over-crowded and over-priced housing for low income households. The adoption of the Improvement Plan for Residence is strongly urged and its emphasis on neighborhood maintenance as opposed to the prevalent disruptive practice of wholesale clearance is particularly commended.

"On urging the adoption of this indispensable beginning, the following reservations are important to record:

"1) the plan does not carry the declaration of objectives and policies far enough in program implementation, and

"2) the plan is not explicit enough in respect to the specific administrative and legislative measures required by the legislative and administrative modifications, in the City and in the Bay Area, which its adoption anticipates.

"Some of the specifics to which the above two general objections pertain are:

"A) Until some form of metropolitan government is authorized and funded, with the financial and legal capacity to tackle housing problems Bay Area-wide, the city of San Francisco will have to provide for quality housing for the city's low and moderate income households (with particular emphasis on its explicit statutory obligation to house public displaced and to replace, one-to-one, housing removed by federally-supported programs), at the same time as it continues to move toward the establishment of an effective regional organization.

"B) Public land, held in public trust, must be seen as something more than convertible property assets of city departments. The section on the disposition of public land is excellent. It would be strengthened by a declaration of a moratorium on the disposal of any public land, unless it is for the purposes cited under the first and second priorities of use under Policy 2 on page 22, until the city of San Francisco establishes a land bank comprising all public land.

"C) Code enforcement is pressed ahead in the face of the responsible department's admitted inability to produce a body-count of public displacements evicted by code action or a report of rent increases attributable to repairs compelled by enforcement. That is intolerable. The city must push for legislation, state enabling acts where needed, to establish the ameliorative devices enumerated in the plan, i.e., escrow accounts, a Housing Court, a receivership program. Until that is accomplished, Director Allan Jacobs' oral proposal to the Chinatown Citizens Advisory Committee of January 27 could well serve as a model for adoption by the Commission--namely, that code enforcement evictions (abatement, condemnation, etc.) should be phased to the capacity of the available stock to re-house displacements at prices they can afford.*

"D) Neighborhood planning boards should not be merely advisory but should have real participatory power over planning decisions affecting their neighborhoods--but in a manner consistent with legal constraints which may appear in the city's Master Plan or code provisions.

"E) The maps contained in the plan should be adopted only after it is made clear in those areas where higher densities are proposed how such changes will affect the private or public capacity to produce low or moderate income housing given existing construction costs and federal guidelines. The zoning and planning codes should be expanded to deal not only with land use and density but also with housing unit size and rent level. The codes, as they are now constituted, are color-blind and cost-blind.

"F) The section on open housing should be beefed up to include an affirmative plan for open housing and, specifically, to strike down discrimination against housing large families--where unit size is sufficient to accommodate family size safely and healthfully.

"With the above-listed reservations in mind, the Citizens Advisory Committee strongly supports the Improvement Plan for Residence. Because of the truly 'crisis situation' when it comes to housing in Chinatown, a situation which the Planning Commission recognized by its recommendation for the 701 Study of our community, we urge the Commission to adopt the Improvement Plan for Residence without delay.

"*Without the enactment of the legislation proposed in the Plan to protect and extend the rights of tenants and to provide for the rehabilitation of residential structures in a manner that minimizes hardships to tenants, systematic code enforcement will remain what it is now--a de-housing program. That is a program which the Planning Commission can ill afford to ignore or to endorse in the face of nearly irreducible vacancy rates for poor residents of this city and steadily rising rents attributable to competition for a declining supply of cheap housing."

C. Young, 1307 Eddy Street, stated that the Redevelopment Agency had taken away his property rights; and he did not understand why he had been made to suffer.

Mrs. Reba Robinson, representing the Park Merced Residents Committed to Open Housing, stated that she had little to add to the comments which had been made by Mr. Trafficante; however, she wished to emphasize that the community has a moral and legal obligation to discourage discrimination in housing.

Carmelo Santos stated that his income is below the poverty level as prescribed by the State and the City. He indicated that he had been forced to move from one hotel to another because the first hotel was scheduled to be torn down; and he informed the Commission that he had been required to pay the local hotel tax in the new hotel. He remarked that other people living on welfare might be experiencing the same problem; and he was curious about the rules and regulations which govern imposition of the hotel tax. President Newman suggested that Mr. Santos discuss his problem with the Tax Collector.

Leonard Stefanelli, President of the Sunset Scavenger Company, stated that his company has been using property in the vicinity of Candlestick Lagoon for the past 25 years. He noted that the Improvement Plan for Residence had proposed that the property should be devoted to single-family residential use; however, since the owners of the property are involved in a study to determine the best use for the site, he hoped that the change of zoning proposed in the staff of the Department of City Planning's report would be given low priority.

Bill Better, a member of the Board of Directors of W.A.P.A.C., felt that the staff of the Department of City Planning should have given more consideration to the mechanics of implementing the proposed plan. While he recognized that work is underway on the establishment of a city-wide common information system, he remarked that any system which does not have the ability to take corrective action is essentially useless. He felt that a centralized agency should be established for enforcement activities and to provide the information needed by the community to effectuate effective citizen participation.

Alice Barkley, representing the Chinese for Affirmative Action, stated that the organization which she represented had taken basically the same position as that which had been expressed by Linda Wang of the Citizens Advisory Committee of the City Planning 701 Study of Chinatown Housing and Recreation. She remarked that relocation should provide displaced persons with equivalent accommodations at prices which they can afford; and it was obvious to her that the Redevelopment Agency does not operate with the same point of view. Under the circumstances, and in the light of the comments which had been made by Mr. Evans of the Redevelopment Agency, she felt that it was essential that the City Planning Commission should adopt the Improvement Plan for Residence as a part of the Master Plan. In addition, she hoped that the City Planning Commission would instruct its staff to continue its efforts to strengthen the plan once it has been adopted.

Richard Utter, Community Development Specialist for C.C.A.P.P., stated that he was concerned about recent developments at the Joyce Hotel. He felt that criminal action should be taken against landlords who tell lies to their tenants; and he felt that the harassment of poor people in South of Market hotels and other types of housing should be stopped. He stated that the management of the Joyce Hotel had informed some of the people who were being displaced that the City would pay their rent for two years.

Mrs. Donnerter E. Lane, a resident of the Oceanview district, questioned the real value and importance of citizen participation. She stated that residents of her neighborhood had spent a great deal of time and energy to improve public facilities in their area; however, nothing had resulted from their efforts. Yet, when the neighborhood had taken its position in opposition to the construction of 16 public housing units in the area, the newspapers had stated that they were against low-income families; and the City had not paid any attention to their recommendations. She stated that the property on which the public housing project is to be constructed is isolated from library, shopping center, and other types of facilities; and she felt that the project should have been constructed on another site. In fact, the Homewood Terrace property would have been an ideal location for construction of a public housing project in conjunction with a shopping center. Under the circumstances, she could not believe that the Commission was seriously interested in increasing citizen participation.

Alan S. Maremont stated that while suburban communities need more low income and minority housing, San Francisco's problem is that it is on its way towards losing its middle class. In adopting a Master Plan for housing for San Francisco, the Commission would have an opportunity to establish constructive policies for encouraging the retention of the middle class in the city; however, he did not feel that the plan which had been drafted by the staff of the Department of City Planning would meet that objective. During the decade between 1960 and 1970, San Francisco gained approximately 34,000 poverty families; at the same time, the City lost approximately 60,000 middle-income families. He felt that continuation of such a trend would spell economic and social disaster for San Francisco; and he believed that San Francisco should have an effective program to replace and preserve its proper proportion of middle-income families. He remarked that both the Haight-Ashbury and the Potrero Hill districts have become poverty neighborhoods; and, because of the City's lack of effectiveness in helping the Oceanview-Merced Heights-Ingleside neighborhood, that district, also, is becoming a poverty area. In order to reverse the trend, he felt that the Improvement Plan for Residence should include special programs to improve and stabilize middle-income neighborhoods, including procedures for systematic purchase, clearance, and resale of individual buildings in single-family neighborhoods which have deteriorated. Until such programs were included in the Plan, he would not regard the Plan as being acceptable even though the intention behind many of the policies proposed was commendable.

Commissioner Fleishhacker asked how Mr. Maremont would define a "middle-income family." Mr. Maremont replied that he would define "middle-income families" as ones which have annual incomes ranging between \$10,000 and \$22,000.

Commissioner Fleishhacker then asked if Mr. Maremont had any predisposition regarding the size of single-family lots or use of the planned unit development approach to providing housing. Mr. Maremont felt that the planned unit development approach should be used whenever an opportunity arises; and he indicated that the planned unit development for University Mound, which had been approved by the City Planning Commission and later undermined by the Board of Supervisors, had seemed to him to be a sound development.

Allan B. Jacobs, Director of Planning, remarked that most of the people who had spoken had seemed to feel that the staff of the Department of City Planning had headed in the right direction in its preparation of the proposed Improvement Plan for Residence. Yet, while some individuals had suggested that the Plan should be expanded and strengthened, others had inferred that the staff had gone too far; other speakers had apparently not been aware of the limitations on the Commission's power. Some of the speakers had directed their statements towards the need for additional housing for elderly people; and he noted that the staff and the City Planning Commission had been active and would continue to be active in encouraging construction of low-income housing for elderly people in many areas of the City. With regard to the issue of open occupancy, he noted that the Department of City Planning had previously published a report on discrimination in housing which had made data on the subject available to the public for the first time; and he indicated that the staff would continue to work with the Human Rights Commission to achieve realization of the open occupancy policy expressed in the Improvement Plan for Residence. The main concern of Assemblyman Burton, as expressed by his representative, was whether the proposed plan would in fact be implemented. The Director stated that the City would not walk away from its responsibilities for implementing the proposed policies; and, in fact, the City would seek Assemblyman Burton's assistance in enactment of legislation and the establishment of programs at the State level which would be important in that regard. The representative of the Buena Vista Neighborhood Association had remarked on the need for more detailed planning for the area between the central freeway and Buena Vista Park if that area is to have an increased residential density; and he indicated that the staff of the Department of City Planning would be prepared to work with the neighborhood as the Improvement Plan for Residence is carried into the effectuation stage. That Association had also proposed that a population limit should be established for the City; and he remarked that the staff of the Department of City Planning on a number of occasions, had observed why specific population targets would not be desirable. The speaker from Visitation Valley had urged firmer guidelines be established for the location of public housing units; however, the Director did not see how the guidelines which had been proposed in the Improvement Plan for Residence could be made much stronger. While a policy was being proposed which would specify that no more than one public housing development, regardless of size, should be constructed in a single block, adoption of that policy would not require that

a public housing project be constructed on each and every block of the City. The speaker from Visitacion Valley had also suggested areas of the City in which black people should be encouraged to live; but the Director felt that such a decision should be left to the black people themselves. The speaker had also objected to the construction of residential buildings in Candlestick Cove; however, the Director noted that construction of housing in that area had already been approved by the City Planning Commission as a part of the South Bayshore Amendment to the Master Plan. With regard to Mr. Moscone's objection to use of the North Point property owned by the Golden Gate Disposal Company for housing, the Director remarked that residential use of that site would be consistent with the Northern Waterfront Plan which had already been adopted by the Commission. In any case, the specific parcels of property mentioned in the report had been cited only as residential opportunity areas; and no action on those specific parcels of property was being recommended at the present time.

With regard to the position of the Redevelopment Agency, as summarized by Mr. Evans, the Director made the following statement:

"I would like to comment on the Redevelopment Agency's letter, particularly those questions raised dealing with the policy section of the report the Commission is considering for adoption. For this reason I will not discuss such specific programmatic matters as specific sites brought up in Mr. Herman's letter.

"Neighborhood Maintenance: As we said in the first report, we agree that the maintenance approach needs to be defined more clearly. But this should occur at the level of specific program and projects, not at the Master Plan level. If the maintenance policy is adopted, I intend to direct my staff to work with the Redevelopment Agency, BBI, and Housing Authority to define the approach programatically and to work with neighborhood groups to study areas in need of maintenance. While Mr. Evans implied that some residential properties should be changed to commercial use, I feel that such an approach should be given very low priority, given the housing problems of the City.

"Surplus Public Land: Under the description of how to carry out the priorities recommended in the policy dealing with disposition of public land, it was recommended that all City departments be required to report surplus or underused land to the Real Estate Department on a regular basis. The School District and the Redevelopment Agency were mentioned specifically under this recommendation because of their semi-autonomous positions relative to other City departments. Despite their position in the structure of government, it is recommended that they be involved in the reporting and disposition procedure since they both hold and dispose of land. If the Agency, as the letter states, is willing to be 'instrumental in effectuating the release of surplus public land' belonging to other local and Federal agencies, the Redevelopment Agency should also find no objection in reporting land that it may deem surplus in the future to

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achieving the objectives of the specific project. If the Agency's objection lies with the process of carrying out the priorities rather than the notion of reporting surplus land, let me assure the Agency that this process would be preliminary to making any legal changes via an amendment to the Board of Supervisors' ordinance designating a specific project.

"Style: On the question of style of the report, serious consideration was given to various alternatives. And this matter was discussed with the Redevelopment Agency staff. Considering all the advantages and disadvantages that style raises, particularly in the use of the word 'should', we decided that what is currently before you was the suitable and desirable presentation. This decision was based on the nature of the Master Plan itself and the fact that it must be long-term and consistent among the various components either underway or planned by this Department's work program.

"Family Housing: The Agency letter states that the Plan places too much emphasis on family housing. The first version of the Plan addressed the needs for both family and single people housing. During review of that first report, citizens requested overwhelmingly that more emphasis be placed on family housing because of the difficulty finding acceptable sites and developing family housing within budget limitations. The revised plan stresses the need for family housing. However, setting priorities, that is, deciding where the major effort should go in housing, does not preclude the need for housing in single and elderly categories. Any comprehensive project, public or private, brought before the Commission should consider the potential in providing housing in all categories.

"The Agency's comment that this report narrows the redevelopment function is rather remarkable. It does not and cannot.

"The Redevelopment letter inadvertently links the existing redevelopment function with HUD's attempt at reorganizing the administration and allocation of funds to cities for the FACE program, Model Cities, urban renewal, and water and sewer grants. The letter makes the assumption that the redevelopment function is, in effect, the City's total development program, rather than one activity among several programs.

"As the letter indicates, the City will need to adjust its current methods of programming to correspond to HUD guidelines if they are put into effect. We have discussed this matter with the Mayor's Office and to date several administrative methods are under consideration. Without doubt, this Department's activities in comprehensive planning and programming will have a major role in establishing a

On the agenda for the meeting was the report of the Board on the progress of the work of the Board since the last meeting. The Board discussed the progress of the work of the Board since the last meeting. The Board discussed the progress of the work of the Board since the last meeting.

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community development program for Federal Funding. The question of establishing a single development agency for the City has been discussed in the Mayor's office. However, the Redevelopment Agency's suggestion that it should be that agency is open to question."

Continuing with his comments relative to remarks made by other speakers, the Director stated that no change of zone was presently being proposed for the property owned by the Sunset Scavenger Company at Candlestick Cove. While Mr. Better was correct in stating that the City does not have a centralized information agency for decision making, he indicated that the staff of the Department of City Planning is attempting to develop a centralized information system which will provide data for all people involved in particular projects whether they be official City agencies or members of the public involved in citizens participation. While Mrs. Lane had been discouraged about the effectiveness of public participation after 16 units of public housing had been approved for the Oceanview neighborhood over the objection of residents of the area, he noted that the term "citizens participation" does not mean that everyone will always get his way. Finally, with regard to the comments made by Mr. Maremont, the Director stated that both the Department of City Planning and the City Planning Commission are concerned about the problem of middle-income housing; however, while the Commission had recently approved a middle-income housing project proposed for the University Mound reservoir, the project had been effectively stopped by the Board of Supervisors when they had refused to approve a street vacation which would be vital to the project.

The meeting was adjourned at 4:45 p.m.

Respectfully submitted;

Lynn E. Pio
Secretary

SAN FRANCISCO

CITY PLANNING COMMISSION

Minutes of the Special Meeting held Thursday, March 25, 1971.

The City Planning Commission met pursuant to notice on Thursday, March 25, at 7:30 P.M. in Room 282 City Hall.

PRESENT: Walter S. Newman, President; James J. Finn, Thomas J. Mellon, Mrs. Charles B. Porter, John Ritchie, and Hector E. Rueda, members of the City Planning Commission.

ABSENT: Mortimer Fleishhacker, member of the City Planning Commission.

The staff of the Department of City Planning was represented by Allan B. Jacobs, Director of Planning; Dean L. Macris, Assistant Director - Plans and Programs; Robert Passmore, Planner V - Zoning; Dennis Ryan, Planner III - Urban Design; Trixie Ryan, Planner II; James White, Planner II; and Lynn E. Pio, Secretary.

Harold Craib represented the San Francisco Chronicle.

PUBLIC HEARING ON PROPOSED ADOPTION OF THE IMPROVEMENT PLAN FOR RESIDENCE POLICIES AS A PART OF THE MASTER PLAN.

President Newman welcomed the audience and called on the first speaker.

Versa Cullen, 325 Buckingham Way, represented the City Planning Committee of SPEAK. She stated that her Committee had taken a favorable stand with regard to the original draft of the Improvement Plan for Residence with some reservations. She also remarked that Piero Patri, who is engaged in a planning study for SPEAK, has prepared his own recommendations for residential improvement in their neighborhood; and, although those recommendations had not yet been submitted to the membership of the organization, she submitted a copy of those proposals for review by the City Planning Commission prior to the adoption of its own policies.

William Blackwell, 1216 Montgomery Street, stated that he had attended two previous hearings held by the Commission on the Improvement Plan for Residence to urge the adoption of a plan based on neighborhood development rather than on maintenance and rehabilitation. He felt that the recommendations contained in the staff report were dedicated to the preservation of the status quo; and he did not believe that they would bring about a solution to the housing crisis. At the present time, rents are artificially inflated, landlords are under no competitive pressure to improve their buildings, private home construction has collapsed, the population of the City has declined, the economic strength of the City has declined because of the exodus of middle income families, and people are afraid to walk on the streets or to ride buses. Under the circumstances, he felt that it should be

On the basis of the above information, it is recommended that the following be done:

1. The following information be furnished to the appropriate authorities for their consideration:

2. The following information be furnished to the appropriate authorities for their consideration:

3. The following information be furnished to the appropriate authorities for their consideration:

4. The following information be furnished to the appropriate authorities for their consideration:

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9. The following information be furnished to the appropriate authorities for their consideration:

obvious that the quality of life in the City has seriously deteriorated. If present trends were to continue, he believed that the City would be bankrupt within the next 10 years; and he did not feel that it would be fair to assume that the Federal Government will bail the City out of its difficulties when that event occurs. Therefore, he felt that the goals and policies of the City ought to be based on fiscal responsibility. Yet, he noted that almost all of the policies which were being recommended by the staff of the Department of City Planning would depend on Federal and State subsidies for effectuation; and he believed that adoption of those policies would create an even broader gap between the City's programs and the ability of its citizens to pay for those programs.

Mr. Plackwell urged the Commission to disregard the fundamental assumption of the staff report which seemed to suggest that San Francisco cannot support a larger density without losing its quality. In his opinion, major developments can complement the quality and environment of a city; and he believed that a massive input of new housing would take pressures off the existing housing stock, and force landlords to make improvements in their buildings. Furthermore, with a massive input of new housing, individuals who work in the City would also be able to live in the City. While the City still has a capacity for growth and improvement, he could not accept the logic behind the recommendations which had been made by the staff of the Department of City Planning; and, in order to stimulate growth and development, he believed that the Commission should adopt a policy of replacing all substandard dwelling units on a two-for-one basis and that it should instruct the Director of Planning to change the one-for-one parking requirement of the City Planning Code for downtown apartment buildings since that requirement is arbitrary and raises the construction costs of the buildings. He also felt the Commission should recognize that it is possible to build comfortable houses on lots with widths of less than 25 feet. Mr. Blackwell stated that he had visited both Washington Square and McLaren Park on the previous Saturday; and, while Washington Square was extremely crowded, there were almost no people in McLaren Park. Under the circumstances, it was his suggestion that McLaren Park should be sold for the construction of a new residential community and that the money obtained from the sale of that property should be used to provide many smaller parks to be scattered throughout the City. Furthermore, he felt that the creation of any major new parks around the perimeter of the city should be opposed. In conclusion, he urged the Commission not to adopt the policies which had been recommended by the staff of the Department of City Planning.

Renate Livsey, representing the League of Woman Voters, stated that her organization had undertaken a two-year study of code enforcement which had shown that code enforcement has created hardships for many poor people; and, as a result, she felt that the programs to improve systematic code enforcement, which were described in the back of the staff report, should be adopted as a part of the Improvement Plan for Residence. In addition, she felt that it would be desirable if some of the other companion programs cited in the back of the report such as establishment of

a Tenants Information Service and establishment of a Housing Court should be recommended by the Commission also. With regard to the policies contained in the proposed plan, she remarked that existing fair housing laws have not been very effective; and she felt that the Commission should consider recommending the enactment of a local fair housing ordinance which would be enforced at the local level.

Donald Holsten, 270 Liberty Street, submitted a number of letters and petitions which had been signed by individuals who were opposed to construction of high density residential buildings around Dolores Park. He stated that he realized that the proposed Improvement Plan for Residence dealt with density rather than with zoning; however, in the minds of people living in his neighborhood, the two subjects were closely related. He stated that the residents of his neighborhood objected to construction of high density buildings around Dolores Park because such buildings do not exist at this present time and because the park is already being used to its full capacity. Furthermore, the neighborhood does not have sufficient schools or other public services to accommodate an increase in population density; and, since there is already a lack of commercial activities to serve the neighborhood, he felt that construction of higher density apartments around Dolores Park might eventually result in the park being turned into a shopping center. Mr. Holsten also remarked that construction of high density buildings around the park would destroy views and reduce property values. Under the circumstances, he urged that the Commission not take action of the staff recommendation to increase residential densities around Dolores Park.

Hartly Fleischmann, 3637 - 21st Street, seconded the remarks which had been made by Mr. Holsten. He remarked that Dolores Park is already heavily used; and, in order to preserve the variety of the neighborhood which contains many minority and low-income families, he felt that the emphasis of the Commission should be on provision of additional park space rather than on increasing the residential density of the area. If high density residences were to be constructed around Dolores Park, they would probably be expensive dwellings similar to those which surround Central Park in New York City; and, with the construction of such expensive units, the type of people living in the neighborhood would be subject to change. On the other hand, if the Commission were to establish height limits in conjunction with adoption of a policy for increasing residential densities around Dolores Park, residential units resembling "rabbit warrens" might be constructed. In either case, such radical changes would not bring any benefit to the neighborhood.

John Tsang, representing the Chinese Newcomers' Association, stated that the membership of his Association consists of approximately 300 families at the present time. He stated that the members of his Association were basically in support of the policies and principles being recommended by the staff of the Department of City Planning; however, they felt that the systematic code enforcement program should be evaluated from the point of view of tenants. He remarked that Chinese families like to stay together in large groups; and, as a result, they would not object to high density developments. However, since housing is scarce in Chinatown,

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Wendy Weissmann, 3077 - First Street, recorded the results which had been made by Mr. Weisberg. He stated that the Police had a fairly heavy patrol in order to preserve the vicinity of the neighborhood which contains a new elementary and high school. He said that the emphasis of the Commission should be on the preservation of educational park areas rather than on increasing the residential density of the area. In high density neighborhoods where the concentration of population was high, it would probably be a positive well-being to the community. General Park in New York City, and with the concentration of the population in the type of people living in the neighborhood would be a positive result. On the other hand, if the Commission were to establish better living conditions in the neighborhood of a policy for increasing residential density in the area, it might be a positive result. In some cases, it might be a positive result, but in other cases, it might be a negative result.

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they were concerned about what would happen to them if they were living in a building which had to be rehabilitated to meet code requirements. They wondered if arrangements could be made so that families forced to move out of such buildings could move back into the buildings at rental rates which they could afford. If the rehabilitation should result in an increase of rental rates, they wondered if any programs were in effect which would supplement the money they could afford to pay. Mr. Tsang also remarked that some of the owners of buildings located in Chinatown do not have enough money to improve their buildings; and he felt that the current \$1,000 limit on loans from the City's revolving rehabilitation fund should be increased. In terms of transportation, he felt that the City ought to look 10 to 20 years into the future; and he suggested that the narrow streets in Chinatown should be widened.

Ka Ying Law, representing the MDTA Student Association, remarked that life in San Francisco has not caught up with the general level of technology in the United States. He stated that the City's housing stock is not adequate to meet the needs of its residents; and the housing which it has is deteriorated. Many landlords, using taxes or rehabilitation costs as an excuse, have increased rental rates substantially, thus causing serious problems for families with children. He felt that it is the responsibility of good government to provide housing for low-income families; and, in view of the City's current housing crisis, he felt that surplus public lands should be used for housing and not for parking lots or other commercial uses. He stated that he was aware of the need for additional parking lots; however, when properties are to be used for such purposes, the cars could be placed below ground so that the air rights can be used for the construction of housing for low-income people. In conclusion, he urged that the Commission translate its reports into Chinese in the future so that they can be read by the residents of Chinatown.

Peter Mendelsohn, 117 Fourth Street, represented the People's Action Coalition, TOOR, and the Northern California Housing Coalition. He complimented the staff of the Department of City Planning for the conscientious job which they had done in preparing the Improvement Plan for Residence; however, he was disappointed in the fact that the first and last sections of the report, concerning "issues and citizens concerns" and "selected program revisions", were being left out of the Master Plan amendment. In particular, he regarded some of the programs recommended for systematic code enforcement to be the most important elements in the staff report. He felt that all neighborhoods of the City should have height limits; and, in addition, he felt that no more service station permits should be granted until the housing needs of the City are met. Furthermore, he believed that an ordinance should be enacted requiring that all demolished residential units be replaced in kind and that the Redevelopment Agency should be prohibited from destroying anymore residential units until the residential units which it is now constructing are completed. He also suggested that the Redevelopment Agency should not be allowed to be involved in so many projects in various areas of the City at the same time. He believed that all large American cities have become disaster areas because of the activities of

Urban Renewal Agencies which have carried out pacts made between large corporations and the construction industry. In San Francisco, the Redevelopment Agency rides rough-shod over the poor and elderly; and he felt that the Redevelopment Agency should not be permitted to do what it is doing in the South of Market area.

Joseph Brajkovich, 280 Tocoloma Avenue, represented the Visitacion Valley Improvement Club. He noted that the Federal Government is advocating scattered site public housing; and, in fact, he had read that a Federal Judge in Chicago had found the Housing Authority of that city guilty of racial discrimination because all of its public housing had been constructed in black neighborhoods. Yet, he had heard that the Federal Government considers scattered public housing to be too expensive in San Francisco. He felt that someone should find out what the Federal Government is really doing. With regard to the report under consideration, he reiterated remarks which he had made during the public hearing on March 18 in opposition to the staff recommendation for construction of 700 units of low and medium income housing on the south side of Bayview Hill. He remarked that that recommendation had originally been formulated by the staff during the South Bayshore Study; and, although the staff of the Department of City Planning had claimed that the recommendation had been formulated with the participation of residents of the neighborhood, he emphasized that the area south of Bayview Hill, including Little Hollywood, is actually more related to Visitacion Valley than to the Hunters Point neighborhood to which it has no ties whatsoever. The people of Visitacion Valley had not been invited to participate in the South Bayshore Study; and they were opposed to construction of low- or medium-income housing on the south side of Bayview Hill. Mr. Brajkovich stated that Little Hollywood is one of the best integrated neighborhoods of the City, containing at least one minority family per block; and he advised the Commission that the white people now living in the area would move out if any more black people are brought into the area. The area would then become a black ghetto; and such a situation would not accomplish any good for anybody.

Warren Mar, 546 Vallejo Street, represented the Chinatown-North Beach Youth Council. He stated that his organization had adopted a resolution in support of the proposed Improvement Plan for Residence; and he urged the Commission to adopt the Plan and to instruct the staff of the Department of City Planning to proceed immediately with the Implementation Program outlined on pages 29 thru 37 of the staff report.

Gerald Ferrari, owner of properties on Block 5936 and 5935 which were formerly used for greenhouses, stated that his family had given up the flower business because of the high property taxes which they were being required to pay; and he indicated that the properties which he owns are presently vacant. He remarked that the "residential opportunity" section of the staff report had recommended that private market rate family housing should be constructed on the old greenhouse sites and had suggested that a planned unit development approach might be desirable. He indicated that he was in favor of such an approach; however, he remarked that the

Board of Supervisors had recently undermined a similar project proposed near the University Mound Reservoir by refusing to approve the vacation of Princeton Street. In taking that action, he felt that the Board of Supervisors had done the citizens of San Francisco a real disservice by discouraging developers who were proposing a project which would have been financed entirely by the private sector with no government subsidies.

Mrs. John Macauley, 199 Edgewood Avenue, represented the Haight-Ashbury Neighborhood Council. She stated that members of her organization had not had a meeting since the Revised Improvement Plan for Residence was published; and, since she had become aware of the revised plan only by chance, she felt that it was likely that many people who would be affected by the proposed policies might not have seen the report. In view of the fact that the proposed plan recommended that issues be publicized and that citizen participation in the decision making process be encouraged, she felt that it would be extremely high handed of the Commission to proceed to adopt the plan without allowing sufficient time for people to digest and respond to the proposals of the staff of the Department of City Planning; and she suggested the matter be taken under advisement for at least two months.

Commissioner Porter remarked that the staff of the Department of City Planning had been discussing the Improvement Plan for Residence with the community for the past two years. The Director confirmed that the proposed plan had been the subject of a great deal of discussion in the neighborhoods; and he indicated that 2,500 copies of the first edition of the proposed Improvement Plan for Residence had been mailed to all neighborhood associations in the City and to many other individuals together with a questionnaire soliciting their response to the proposals. He stated that the Haight-Ashbury Neighborhood Council had requested an extension of time when the matter was under consideration by the City Planning Commission last summer; and he indicated that the staff of the Department of City Planning had met with that organization in the fall to discuss the proposals. Subsequently, a member of the Haight-Ashbury Council had appeared at one of the Commission's public hearings to endorse the proposals.

Oscar H. Fisher, Jr., 44 Forest View Drive, appeared as Chairman of the Zoning Committee of the West of Twin Peaks Central Council. He stated that the main concern of his committee was to assure the retention of R-1-D and R-1 Zoning for neighborhoods located west of Twin Peaks; and, since he was somewhat confused about the relationship between density and zoning, he hoped to have an opportunity to meet with the staff of the Department of City Planning in order to clarify the effect adoption of the proposed plan would have on the R-1-D and R-1 areas west of Twin Peaks.

Henry W. Hinds, 719 Faxon Avenue, appeared as a Director of the Westwood Park Home Owners' Association. He stated he had not received a copy of the Revised Improvement Plan for Residence; and, if he could obtain a copy from the staff of

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the Department of City Planning, he hoped the Commission would delay action on the proposal so he would have time to review the revised plan with members of his association.

Robert Covington, Director of WAPAC, stated he had taken the report on the Revised Improvement Plan for Residence at face value and had recommended it be endorsed by the Board of Directors of his organization. Later, during the public hearing which the Commission held on March 18, he was astounded to learn that the action contemplated by the City Planning Commission would be limited to the recommendations contained on pages 11 thru 28 of the staff report. Although the report had previously been described as a "flexible document" by the Director of Planning, Mr. Covington had not expected that the most substantial programs and policies recommended by the staff would be eliminated from consideration at the outset. He believed that procedures for establishment of escrow accounts and the creation of a housing court are especially needed in San Francisco before landlords succeed in driving minority tenants to the point of rebellion. With regard to the objectives and policies stated in the plan itself, he remarked that Objective 1, Policy 1, calling for the adoption of a neighborhood maintenance approach in the redevelopment program, would come too late to affect Redevelopment Project Areas A-1 and A-2; however, such a policy might be useful if Project Area A-3 is ever designated. He felt that Objective 1, Policy 2, calling for extensive use for code enforcement, should give greater discretion to the human factors involved. He suggested that Objective 1, Policy 3, calling for improvement of services to rehouse displaced households, and to avoid displacing households until adequate relocation housing is available, should be applied in the Hunters Point Redevelopment Project Area and in any future redevelopment projects in the Western Addition. He felt that Objective 2, Policy 2, requiring that priority be given to uses that best meet public needs in the disposition of surplus and underused public land, constituted a step in the right direction. He agreed completely with Objective 3, which called for provision of maximum housing choice, both in the City and in the Bay Area, especially for minority and low-income households; however, in view of the sentiments which had been expressed by representatives from the Sunset and Richmond districts, he hoped that the Commission would be ready to act decisively to implement that objective and to assure the construction of scattered site public housing throughout the City. He urged that implementation of Objective 4, calling for application of a comprehensive planning approach to programing community improvements and services, be initiated in the Western Addition Project Area A-2. With regard to Objective 5, which would encourage citizen participation in planning and programing public improvements, he remarked that power is always in the hands of the people if they choose to exercise it. He hoped that the recommendations of the staff would not be condensed any further before adoption by the Commission; and, following adoption of the document, he hoped the Commission would proceed to implement the objectives and policies contained in the plan.

William Holsman, 4736 Seventeenth Street, represented the San Francisco Planning and Urban Renewal Association. He stated that his organization was prepared

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to stand behind and to support the proposed Improvement Plan for Residence in every way possible. In view of the fact that the Commission would not be taking action on many of the important programs which had been recommended by the staff of the Department of City Planning, he felt that it was essential that the City Planning Commission should give its full support to the objectives and policies which would constitute the adopted plan. He then continued to comment on the report which had been published by the staff of the Department of City Planning as follows:

"Of the 5 Objectives and 17 Policies proposed for your adoption, SPUR opposes none; we strongly support 16 of them and we would seek to support and strengthen the remaining six. Let me mention here only those six we think you should strengthen; you can be assured of our support for all the others.

"Objective 1, Policy 1 (page 13): We support the policy of neighborhood maintenance as opposed to a massive clearance approach; we strongly affirm that the City must double and redouble its efforts to provide more low-to-moderate income housing to meet the needs of all people who are poorly housed. However, we would also underline the prime importance of preventive care to those neighborhoods which are present relatively stable.

"We recommend the early preparation of a specific plan for the physical maintenance of middle-income neighborhoods prior to physical deterioration. This might be done through the systematic acquisition and clearance of individual problem structures and the resale of the cleared site for single family and duplex construction designed for middle-income families.

"Let us again mention the need for controls on resales in changing neighborhoods, and legislation legalizing the use of benevolent quotas to achieve and maintain racial balance necessary to protect the essential goals of open housing and racial balance.

"Objective 1, Policy 5 (page 16): In determining the Planning Department's budget, key importance must be given to the establishment of specific, quantitative, time-phased targets for the production of different categories of housing. The failure to establish the level of public responsibility to meet the need will simply permit these responsibilities to continue to go unfulfilled. Only when we know how far we must go and how far we've been able to get each year will we know if we are realistically achieving our goals.

"Objective 2, Policy 1 (page 18): SPUR members have long felt the Master Plan division between living and working areas to be artificial and unrealistic, and we support the modification of this old policy.

However, the inclusion of South of Market as an area to be converted to residential use must be conditioned by requiring that any such development be extremely large in scale, and accompanied by major public investments in those community facilities now totally lacking in the area. Piecemeal development of small residential projects should be expressly prohibited.

"Objective 2, Policy 3 (page 23): This regional policy is the cornerstone of any housing strategy which can meet the needs of the residents of San Francisco and the Bay Area. Its importance should constantly be re-emphasized by the Planning Commission. In regional housing, SPUR recommends a regional system of non-profit housing development corporations, along the lines of the Ecumenical Association for Housing (Marin County). Such corporations are capable of stimulating the development of a substantial volume of low-to-moderate income housing units in suburban areas using Section 236 of the National Housing Act with rent supplements for low-income households.

"Objective 3, Policy 2 (page 25): SPUR supports this second policy which would increase the supply of low-income housing throughout the Bay Area. SPUR further recognizes that the central city performs an important 'port of entry' function for the disadvantaged. However, this policy should recognize that every city has a limited capacity to absorb those requiring subsidy. To exceed this limit simply means that both the city and those seeking refuge suffer. Housing in all categories must be distributed throughout the region in relation to the availability of employment, and it should be specifically recognized that most of the low-skill and entry-level employment opportunities will continue to be located in the suburbs, not the central city.

"Objective 5, Policy 1 (page 27): SPUR supports intensive City efforts to establish more effective means for citizen participation in planning at the citywide level. It should be made clear that the public hearing process, through which this Improvement Plan has been reviewed, is not sufficient to develop the all-important community constituency for its proposals. This policy should emphasize innovative efforts to involve interested citizens at the earliest stages of the definition plans and plan proposals.

"Selected Program Revision: We recognize that the program proposals which begin on page 29 of the plan report, are not proposed to be adopted as part of the City's Master Plan. Yet we are disturbed by the Planning Commission's expressed reluctance to energetically support these proposals. If your Commission is not prepared to initiate the nuts-and-bolts actions needed to carry out the generalized policies of the plan, then the formal adoption of these policies may become little more than a token gesture - a sham. We are fearful that this reluctance implies a lack of commitment

However, the two main points of the report are that the situation in the country is not as serious as it is generally believed to be, and that the government is not as weak as it is generally believed to be. In these circumstances, it is suggested that the government should be encouraged to continue its efforts to improve the situation.

"Objective 1: To bring about a more stable situation in the country. This objective is based on the fact that the country is currently in a state of chaos, and that the government is not able to maintain order. It is suggested that the government should take steps to improve its administration, and that it should encourage the people to participate in the government's efforts to improve the situation. This objective is also based on the fact that the country is currently in a state of economic crisis, and that the government is not able to maintain the economy. It is suggested that the government should take steps to improve its economic policies, and that it should encourage the people to participate in the government's efforts to improve the economy.

"Objective 2: To bring about a more stable situation in the country. This objective is based on the fact that the country is currently in a state of chaos, and that the government is not able to maintain order. It is suggested that the government should take steps to improve its administration, and that it should encourage the people to participate in the government's efforts to improve the situation. This objective is also based on the fact that the country is currently in a state of economic crisis, and that the government is not able to maintain the economy. It is suggested that the government should take steps to improve its economic policies, and that it should encourage the people to participate in the government's efforts to improve the economy.

"Objective 3: To bring about a more stable situation in the country. This objective is based on the fact that the country is currently in a state of chaos, and that the government is not able to maintain order. It is suggested that the government should take steps to improve its administration, and that it should encourage the people to participate in the government's efforts to improve the situation. This objective is also based on the fact that the country is currently in a state of economic crisis, and that the government is not able to maintain the economy. It is suggested that the government should take steps to improve its economic policies, and that it should encourage the people to participate in the government's efforts to improve the economy.

"Objective 4: To bring about a more stable situation in the country. This objective is based on the fact that the country is currently in a state of chaos, and that the government is not able to maintain order. It is suggested that the government should take steps to improve its administration, and that it should encourage the people to participate in the government's efforts to improve the situation. This objective is also based on the fact that the country is currently in a state of economic crisis, and that the government is not able to maintain the economy. It is suggested that the government should take steps to improve its economic policies, and that it should encourage the people to participate in the government's efforts to improve the economy.

to the steps needed to quickly carry out the policies which we strongly support; particularly Objective 1, Policies 4 & 5; Objective 3, Policies 1 and 3, and Objective 4, Policy 1 (in addition to the 6 Policies I have already mentioned).

"SPUR urges adoption and the extension of the repair fund, the rehabilitation fund and the receivership program to permit their use under circumstances which would assist in the construction of middle-income housing, not solely low or moderate-income housing.

"The Escrow Account approach should be designed to ensure that code enforcement is not precipitated in cases where a rent increase would have to be imposed to finance the improvements or, in the alternative, where the effect of requiring the improvements without a rent increase would be to confiscate the owner's property by forcing him to default on his loan.

"SPUR intends this year to pursue the establishment of a Housing Code Court as a major objective.

"Finally, formal adoption - more than simple 'acceptance' of this Improvement Plan by the Board of Supervisors, is necessary. SPUR calls on the Planning Commission to initiate a request for a Charter Amendment which would require Master Plan components to be considered, debated, and formally adopted by the City's elected policy-makers. This would serve to increase the public visibility of the Plan, and would increase the probability of the implementation of its proposals.

"I hope our comments have conveyed to you our appreciation and respect for the work of the Planning Department staff in putting together this long-awaited first step in the development of a comprehensive housing policy for San Francisco. We request that you adopt our suggestions for improving and strengthening six of the important policies and objectives."

Commissioner Porter stated she had been a long time member of SPUR; and she indicated that she had been greatly encouraged four years ago when SPUR made an effort to go into the neighborhoods to encourage community participation in the planning process. She asked whether SPUR is doing anything in the neighborhoods at the present time. Mr. Holsman replied that SPUR had attempted to organize a series of neighborhood round tables; however, the project had not succeeded. At the present time, SPUR is sponsoring planning work in the Richmond district and is making an effort to obtain financing for the organization of other citizen participation projects.

Commissioner Porter remarked that the staff of the Department of City Planning, which is dedicated but limited, was aware of the difficulties involved in organizing citizen participation; and she felt that SPUR, also, must recognize the problem if it has been unable to depend on volunteer workers in the field.

Bill Better, 250 Page Street, represented WAPAC. He stated that the Board of Directors of WAPAC had adopted a resolution requesting the City Planning Commission to delay action on the proposed Improvement Plan for Residence to enable the members of WAPAC to design a method for total implementation of the plan. As presently stated, the plan represents only a statement of good intentions without any reliable tools for implementation; and, if it were to be adopted and not implemented, the dislocation of minority people might be expected to continue. "The road to hell is paved with good intentions." Establishment of a common information system would not be an effective monitoring device unless it were accompanied with legislative powers for action. Without such powers, the information system would only become a mechanism for "bureaucratic buck passing". He did not wish to disregard the proposed plan at the present time; however, if the Commission were not able to come up with a better plan within 90 days which would contain mechanisms for assuring effective citizen participation, he would be prepared to voice his objections.

Albert Toussaint, 144 Gillette Avenue, agreed with the previous speaker who had remarked that Little Hollywood is an ideally integrated community with from one to three minority families in every block. He indicated that he had moved to Little Hollywood from a ghetto area; and he feared that construction of 600 or 700 low-density homes on the south side of Bayview Hill, as proposed in the plan, would turn the neighborhood into another ghetto area. When residents of the neighborhood had met with the staff of the Department of City Planning last year, they had made it clear that they wanted the Candlestick Cove area to be developed only with private market-rate dwellings and light industrial uses; and they were extremely concerned about the fact that the staff of the Department of City Planning was once again proposing that the area be developed with low-density housing. He stated that the neighborhood does not have sufficient schools or parks; and he pointed out that access to the Candlestick Cove area is limited. Under the circumstances, he urged that Candlestick Cove not be developed with low-density housing as recommended by the staff of the Department of City Planning.

Clarence Fleming, 117 Gillette Avenue, agreed with the remarks which had been made by Mr. Toussaint. He emphasized that Little Hollywood is an area complete unto itself and completely divorced from the Bayview or Hunters Point districts; and he did not understand why the staff of the Department of City Planning should have recommended the Candlestick Cove area be developed with low-density homes which would sell for \$17,000 or \$18,000 since he felt that such homes would decrease the value of the properties in the area. He felt that the Candlestick Cove area should be developed with private market-rate housing for 200 or 300 families; however, because of inadequate recreational, educational, transportation, and other

It has been a long time since I have seen you. I hope you are well. I have been very busy lately, but I have managed to find some time to write to you. I have been thinking of you a great deal lately, and I hope you are doing well. I have been very busy lately, but I have managed to find some time to write to you. I have been thinking of you a great deal lately, and I hope you are doing well.

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public facilities in the area, he did not feel a larger development would be appropriate. He urged that action on the proposed Improvement Plan for Residence be delayed for at least 90 days.

Alice Barkley read a letter which had been prepared by Sam Yuen, Director of Self Help for the Elderly, as follows:

"Self Help for the Elderly urges your adoption of the proposed amendment of the Master Plan to include the revised housing element set forth in the Improvement Plan for residence, February 1971. The statement of objectives and policies is entirely justified by this city's terrible housing crisis. We are encouraged to hope that help is on the way by the Planning Department's excellent proposal.

"Let me say, very briefly, that Self Help for the Elderly has an aggregate case--load of 6700 elderly poor residents--Chinese, Filipino and Italian--during its four years of existence. So we have some experience in the matters of which I wish to speak briefly. May I call your attention to four areas which deserve special emphasis in our opinion.

"1) Centralized Relocation - we are concerned that this potentially helpful staff should be run by the Redevelopment Agency. We know their job is difficult because there simply is not any low-rent housing in neighborhoods - especially Chinatown - for poor elderly and for new immigrants with large families. But Centralized Relocation could function effectively, we think; if it were run by the Mayor's office; if it had multi-lingual staff; if code enforcement and disaster victims got a fair share of low-income relocation resources instead of Redevelopment left-overs.

"2) We, in Chinatown, understand very well the obstacle to housing production of scarce, high-priced privately owned land. We do not understand the use of public land, like the old Hall of Justice location, for a luxury hotel when our need for housing is so desperate. That is why we view the disposition of public land section (objective 2, Policy 2) as so important. We also strongly favor the wholesale application of the concept of exploiting air rights for housing over facilities like garages.

"3) Code enforcement is a terrible worry to our elderly clients. Rents have doubled over-all in Chinatown in the past four years, often beyond the capacity of an OAS and Social Security recipient to pay from his rental allowance (maximum \$63) and forcing him to use his food budget to make up the difference. Still they stay, because there is no place to go. But now even that precarious

continuity is threatened. We strongly support the measures proposed on page 14 under Objective 1, Policy 2, titled Information System and Companion Programs. I hope you understand that until such measures are enacted that there can be only two results for poor Chinese elderly of code enforcement - either they are evicted or their building is repaired and rents are raised again to pay the landlord's costs. If the city has permitted its housing to decay, it is terribly unfair to force innocent tenants to pay those past due public bills. Code enforcement should be suspended in Chinatown until the remedies proposed in the report are in force and until the Planning Department can attest that relocation housing is available based upon a hopefully to be funded vacancy inventory reporting system.

"4) There is no stigma attached to public housing in Chinatown. Ping Yuen average waiting period for eligible elderly couples or persons now surpasses five years, and in cases known to us has been as long as eight years. We need more public housing. Location is less important than availability.

"Thank you for your patience. We urge you to adopt the Department proposal before you and solicit your careful consideration of the concerns listed above."

Leonard Bruce, Vice President of the Alamo Square Association and Community Relations Director for the Lighthouse for the Blind, remarked that 2,000 units of low-cost public housing had already been constructed within a five-block radius of Alamo Square; and he urged the Commission to adopt a policy opposing the construction of any more low-cost housing in that area. While he recognized the need for additional low-cost housing units, he felt they should be scattered throughout the City and not concentrated in a single neighborhood. Furthermore, whereas the only public housing units approved thus far for the Sunset and Richmond districts had consisted of units for the elderly, he felt that public housing units for families with five or more children should be constructed in those neighborhoods.

Jimmy Park Li, representing the Chinese American Democratic Club Inc., read the following statement:

"The Chinese American Democratic Club strongly urges the passage of the Improvement Plan for Residence as prepared by the San Francisco Department of City Planning.

"We commend that staff for an excellent document that attempts to deal with some of our environmental ills.

"The Improvement Plan represents a positive step forward by City Planning to solve human and social issues. The Department must realize that it can no longer look at the planning process as merely one of physical planning.

"The Chinese American Democratic Club urges the City Planning Commission to adopt the Improvement Plan and instruct its staff to proceed with the programs as outlined."

Marvin Edwards, President of the Alamo Square Association, stated that the members of his organization were prepared to support the proposed Improvement Plan for Residence with strong reservations and that they would then adopt a "wait and see" attitude during the implementation process.

Martin Slyboom, a member of the Alamo Square Association, expressed his appreciation to the staff of the Department of City Planning for coming to a meeting of the Alamo Square Association during the past week to discuss the Revised Improvement Plan for Residence. He stated that he regarded the maintenance and code enforcement approach to be preferable to the redevelopment process; and, in addition, he felt that creation of a housing court, establishment of a tenants' information service, and enactment of other programs to protect the rights of tenants should be implemented by the City Planning Commission. He stated that the residents of his neighborhood were concerned about the construction of additional public housing units in their area; and they felt public housing should be constructed on a scattered site basis in the Sunset, Richmond, Marina and Little Hollywood districts of the City. He believed the only solution to the problem of achieving a well integrated and harmonious society would depend on people living together and getting along together; and he did not feel that such an objective could be achieved by putting all the poor people in one area of the City and busing them to schools in other neighborhoods. With regard to the issue of citizen participation, he acknowledged that the Department of City Planning had been willing to work closely with neighborhood organizations on request; however, he felt that there was a great deal more to be accomplished in that area. Especially at times when the staff of the Department of City Planning might be considering proposals for construction of 12 story buildings in areas previously typified by 4 story buildings, the proposals of the staff should be discussed with concerned neighborhood organizations before being brought before the Commission. In general, he approved of the objectives and policies in the proposed Improvement Plan for Residence; however, he emphasized that the effectiveness of the plan would depend upon strong implementation procedures.

Neila Campbell, representing the Family Service Agency of San Francisco, read the following prepared statement:

"The Family Service Agency endorses and urges the adoption of the Improvement Plan for Residence. We have come to expect professional competence of the planning staff, based upon the excellent series of

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housing background, inventory and vacancy reports published during the past three years. The Improvement Plan for Residence is a reasonable extension of the data developed in those foregoing reports, and, if we have any criticism, it is that the plan does not go as far as it might have in spelling out programatic implementation of its logical statement of objectives and policies.

"We will observe with interest now the reaction of the Commission to this staff proposal, representing as it does a coalescence of staff expertise and community review.

"At the same time that Family Service Agency votes 'aye,' we wish to put the following explicit observations in the record:

- "1. Centralized Relocation should be centralized in the Mayor's office, as provided by supervisorial Resolution, 7 - 2, in 1968. As long as Centralized Relocation remains a servant of Redevelopment, those dribbles of low rent relocation housing which may become available to Centralized Relocation will be pre-empted for Redevelopment replacees, crippling the orderly conduct of the City's code enforcement program. The credibility of Centralized Relocation's statistical analyses and projections, an important element of its public responsibility, are plain to anybody who can read the newspapers.
- "2. The section on the disposition of public land is particularly well done and is clearly a critical element in a city where the scarcity and cost of land are usually cited as a reason for failing in the production of low and moderate income housing. Public land, held in public trust should be conserved in a land bank comprising all public land. Until that is accomplished, the section on disposition of public land should be firmed up by the declaration of a moratorium on the disposal of any public land, unless it is for the purposes set forth under the first and second priorities of use under Policy 2 on page 22.
- "3. Without the enactment of the legislation proposed to protect and enhance the rights of tenants and to provide for the desirable rehabilitation of residential structures in a manner that minimizes dislocation of tenants, systematic code enforcement will remain what it is now -- a de-housing program. Code enforcement is prosecuted now despite the admitted inability of the Department of Building Inspection to produce more than a rough estimate of displacees

evicted by code action or a credible report of rent increases attributable to repairs compelled by enforcement. It is unacceptable to push ahead with a public program until it becomes possible to make systematic and responsible assessments of that program's social, economic and human costs. The City must push for legislation, state enabling acts where needed, to establish the ameliorative programs enumerated in the proposal, i.e., a receivership program, escrow accounts and so forth. Until those legislative and administrative changes are made, the Commission should formally adopt a policy guideline phasing code enforcement evictions to the capacity of relocation stock to accommodate displacees at rents they can afford.

- "4. The adoption and implementation of a fair housing ordinance with affirmative action should be included in the Improvement Plan for Residence. The federal and state laws are not being enforced adequately. It behooves the city to fulfill the need of eliminating housing discrimination by adopting its own open occupancy ordinance.

"The Philadelphia fair housing ordinance with affirmative action included with housing units of 25 or more adopted in September, 1970, is a good example of what a city can do to strictly regulate housing discrimination out of existence.

"In urging the adoption of the Improvement Plan for Residence the Family Service Agency particularly commends the Planning Department for its emphasis on neighborhood maintenance as opposed to the destructive practice of wholesale clearance as practiced by the Redevelopment Agency."

James Browne, 15-A Mason Avenue, spoke as an individual. He stated that the organizations to which he belonged, while not objecting to the objectives and policies stated in the proposed plan itself, had questioned the desirability of some of the implementation programs which were being recommended by the staff of the Department of City Planning. He hoped that the Commission would adopt the objectives and policies as a part of the Master Plan in order to provide a focus for people who are concerned about housing issues in San Francisco; and, in addition, he felt that the Commission should consider approval of the implementation programs which had been recommended by the staff of the Department of City Planning. He stated that he had been disappointed when Mayor Shelley had refused to recommend the establishment of a housing commission for the City; however, with the adoption of the proposed Improvement Plan for Residence, it was obvious that the City Planning Commission would become the repository of housing responsibility in the City.

He remarked that an administrative complaint had recently been filed with HUD; and he believed that adoption of the Improvement Plan for Residence would help to resolve that issue. While a representative of WAPAC had taken the position that adoption of the Improvement Plan for Residence without endorsement of specific implementation programs would be nothing more than an expression of "good intentions", he remarked that the City had not even had a statement of good intentions up to the present point in time. Therefore, he felt that adoption of the Improvement Plan for Residence, even without any specific programs for enforcement, would be a step forward. In conclusion, he urged the Commission to endorse as many of the staff recommendations as possible.

Leland S. Meyerzove, Chairman of the Central City Anti-Poverty Program and an Advisor to the Central City Improvement Association for Better Housing in the Central City, regarded the proposed Improvement Plan for Residence to be the best housing plan to be offered to the people yet. He regarded the results of the 1970 Census of San Francisco, showing a decrease in population, to be false. He believed that many people had been afraid to respond to the Census for fear of losing the housing which they now occupy. Yet, as a result of that Census, San Francisco had lost representation in the State Government. He also remarked that expenditure of Federal funds in the Golden Gateway Redevelopment Project area had been justified by a claim that the housing being provided would be used to relocate people who would be displaced from the Hunters Point Redevelopment Project area; and, upon completion of the Hunters Point Project, that housing was to have been available for people who would be dislocated from the South of Market Redevelopment Project area. However, high-cost housing had been constructed in the Golden Gateway; and, as a result, that project had not relieved the relocation problem. Nothing in the proposed Improvement Plan for Residence would prevent similar promises from being broken in the future; however, adoption of the plan would constitute the first positive step forward towards cooperation in the field of housing.

Arthur S. Goldman, representing the American Institute of Planners, stated that he had originally been impressed with the statement on page 11 of the staff report to the effect that the Mayor's Office, the Housing Authority, the Redevelopment Agency, The Human Rights Commission, the Department of Public Works, and the Real Estate Department had contributed to making the housing policy statement more comprehensive and explicit; however, after attending a meeting, held the previous evening, when the recent administrative complaint to HUD was under consideration, he could no longer accept that statement. He stated that the American Institute of Planners was prepared to endorse the entire document which had been published by the staff of the Department of City Planning, including the statement of issues and policies, the proposed comprehensive plan itself, and the selected program revisions indicated on pages 29 thru 37 of the document. He stated that John Tolan, the Mayor's Deputy for Development, had remarked on the previous evening that Mayor Alioto had reviewed the Improvement Plan for Residence and had found nothing in it with which he took issue. He hoped that the City Planning Commission, also, would

endorse the proposal; however, if the Commission were not willing to endorse the implementation programs recommended on pages 29 thru 37 of the report, he felt that the plan would have very little strength. Mr. Goldman stated that he regarded Objective 1, Policy 3 of the staff report, calling for improved services to rehouse displaced households and to avoid displacing households until adequate relocation housing is available, as a commendable objective. Yet, while 1,800 households were demolished in the City last year, and while an additional 2,500 units of housing are scheduled to be demolished during the current year, only 308 out of 3,800 units promised, have been constructed. Under the circumstances, even if the Commission were to endorse Objective 1, Policy 3, he wondered how it would go about implementing the policy. He felt that effective coordination through the Mayor's office would be necessary.

Mary Helen Rogers, Chairman of the San Francisco Tenants' Union, commended the Director and the staff of the Department of City Planning for the work which they had done on the Improvement Plan for Residence and urged that all of the staff recommendations, including the recommendations for programs designed to protect the rights of tenants, be adopted. She stated that tenants do not complain and withhold rents for no reason: they do so because they live in rat-infested buildings. She stated that tenants would be willing to place their rent money in escrow accounts to be used for a rehabilitation of the buildings in which they live if the landlords were forced to cooperate in such a program. If such a program were to be established, she hoped that she would be able to stop fighting and that she would no longer have to move to a new house every year with her 12 children.

Michael Shaw, Chairman of the Western Addition Youth Council, remarked that whereas some of the previous speakers had stated that they do not wish to have poor people living in their neighborhoods, he did not want to have rich people living in Redevelopment Project Area A-1; and he urged the Commission to visit the poor areas of the City to find out about the problems which poor people are facing before adopting the proposed Improvement Plan for Residence. In conclusion, he complimented the Director and the staff of the Department of City Planning for the excellent job they had done in preparing the report on the Improvement Plan for Residence.

Emory Curtis, 1437 Revere Avenue, endorsed the statement which had been made by Mr. Goldman. He indicated that he supported all the objectives and policies stated in the proposed plan. However, it was apparent to him that more and more people in the community are developing a feeling that there is no government organization which is looking out for their best interests; and, in low-income neighborhoods, many people actually feel that a plan is in operation which is designed to remove them from their homes. Under the circumstances, he felt that it was essential that the objectives and policies stated in the Improvement Plan for Residence should be supported by an energetic implementation program.

W. Earl Cranshaw, First Vice-Chairman of WACO, stated that the members of his organization viewed most of the recommended policies and objectives with favor. He suggested, however, that Objective 3, Policy 2, which looked to a regional solution for San Francisco's housing problems, should be deleted from the plan. While the staff of the Department of City Planning had recommended the acquisition of private property should be limited, he felt that the Master Plan amendment should entirely exclude the possibility of eminent domain proceedings. He stated that the right of eminent domain had been abused by the Redevelopment Agency by using it to obtain valuable land at bargain prices at the expense of poor or elderly people; and, as a result, he felt that the Redevelopment Agency should be deprived of its rights to use the technique. He endorsed the proposal for scattered-site public housing; and he felt that the immediate need for construction of housing and for the deferral of any further demolition of housing should be recognized.

Perker Meeks, 272 Thrift Street, spoke as the Chairman of the Planning and Development Committee of OMI. He asked that the Commission delay action on the proposed Improvement Plan for Residence in order to give the members of his association sufficient time to determine what effect adoption of the plan would have on their neighborhood.

The Director, commenting on some of the remarks which had been made by previous speakers, felt that those who would suggest that the City can and should aim towards a greatly increased density pattern, do not appreciate the attitudes of the citizens of the City. With regard to the effect which adoption of the proposed plan would have on the area around Dolores Park, he remarked that the land use and density map included in the proposed plan would actually decrease the density of the Dolores Park area below that which is called for by the existing Master Plan; and, in fact, the type of development presently being contemplated for the area by the Urban Design section of the Department of City Planning could most appropriately be translated into R-3 or R-3.5 zoning with a 40-foot height limit. While Mr. Tsang had suggested that streets in Chinatown should be widened, the Director remarked that the undertaking of such a project would probably result in the dislocation of practically everyone now living in Chinatown. Whereas Mr. Brajkovich had objected to the construction of low- and middle-income housing at Candlestick Cove, the staff of the Department of City Planning, after working with residents of the South Bay-shore area who do not want any more public housing in their neighborhood, had recommended the construction of low- and medium-density housing at Candlestick Cove; and it was intended that such housing should be for middle- and moderate-income families. Representatives from neighborhoods located west of Twin Peaks had expressed a desire that the R-1-D and R-1 zoning of their area not be changed; the Director stated that nothing being proposed in the Improvement Plan for Residence would cause any changes in the existing zoning of those areas. He was pleased that SPUR had taken a stand in support of the staff recommendations. While Mr. Better had taken the position that the plan should not be adopted until programs have been

formulated for its implementation, the Director agreed with another speaker who had pointed out that we must start somewhere and that we cannot have programs unless we first have plans. Mr. Fleming spoke in opposition to the construction of low-density homes in Candlestick Cove; however, the Director pointed out that Little Hollywood itself is, in fact, a low-density neighborhood. Other speakers spoke against construction of low-cost housing in Candlestick Cove; and the Director remarked that the staff of the Department of City Planning, also, had recommended that low-cost housing should not be built in that area. Mr. Cranshaw had objected to the use of eminent domain procedures by the Redevelopment Agency; however, the Director emphasized eminent domain is a constitutional authority which the City Planning Commission would be powerless to change. Concluding his remarks, he recommended that the City Planning Commission take action during its meeting of April 8, 1971, to adopt the Improvement Plan for Residence with any additional changes which might be recommended by the staff of the Department of City Planning. During the interim, he and other members of the staff would be willing to meet with any interested individuals or neighborhood organizations to discuss the proposal.

The meeting was adjourned at 10:30 p.m.

Respectfully submitted,

Lynn E. Pio
Secretary

